
Consolidated Annual Performance and Evaluation Report for the year 2005

A summary and evaluation of how the King County Consortium used its federal Housing and Community Development funds in 2005 to help carry out the goals and objectives identified in its Consolidated Housing and Community Development Plan for 2005-2009.

March 31, 2006

Submitted to:

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Office of Community Planning and Development
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Submitted by:

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The King County Consortium 2005

The King County Consortium is an interjurisdictional partnership of King County and the cities of Algona, Auburn, Beaux Arts, Bellevue, Black Diamond, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Federal Way, Issaquah, Hunts Point, Kenmore, Kent, Kirkland, Lake Forest Park, Maple Valley, Mercer Island, Newcastle, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville, and Yarrow Point.

Ron Sims, King County Executive

Joint Recommendations Committee 2005 (governance body of the Consortium)

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The Honorable Howard Botts, Mayor, City of Black Diamond
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**This report is available in alternative formats
upon request.**



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I. Introduction

Purpose of the Consolidated Annual Performance and Evaluation Report (CAPER)

The King County Consortium is pleased to present the *Consolidated Annual Performance and Evaluation Report* (CAPER) for the program year 2005. Each year, King County reports to the general public and to the U.S. Department of Housing and Urban Development (HUD) about how it used federal funds available for housing and community development in the past year. This CAPER details what funds were made available in 2005, and how they were used to help carry out the priority needs and strategies identified in the King County Consortium's *Consolidated Housing and Community Development Plan for 2005-2009* (Consolidated Plan).

To learn more about the housing and community development needs in King County outside Seattle, and the priorities for investment of federal funds in 2005, please refer to the Consortium's Consolidated Plan. The Consolidated Plan is a unified approach to planning for and addressing the housing and community development needs of low-income people in King County outside Seattle. Required by HUD, the plan consolidates planning for three federal programs under which King County receives annual grants based on a formula: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant Program (ESG). The Consolidated Plan also provides guidance regarding the use of federal McKinney funds for homelessness.¹ Together, the formula grant programs plus recaptured and program income funds provide over \$14 million annually for affordable housing development, community facilities, infrastructure improvements, and human services, especially homeless assistance.

Geographic Area Covered by the CAPER

King County prepares the Consolidated Plan and the CAPER on behalf of the King County Consortium, a special partnership between King County and most of the suburban cities and towns. Two configurations of the Consortium are recognized: for sharing CDBG funds, the CDBG Consortium comprises 34 cities and towns, plus the unincorporated areas of the County. It excludes Seattle, Bellevue, Kent and Auburn, which receive CDBG directly from the federal government, and the cities of Medina, Milton and Newcastle. For sharing HOME and ESG funds, the Consortium is the same as the CDBG Consortium except that it includes the cities of Bellevue, Kent and Auburn.

Program-Specific Information Available Upon Request

The CAPER is designed to provide a meaningful overview of the King County Consortium's progress in addressing affordable housing needs, in improving the living environment of low-income residents, and in expanding economic opportunities. Detailed information about specific projects supported with federal funds is located in the later part of this document. Please contact Wendy DeRobbio at King County Housing and Community Development Program (telephone and address are listed on the inside cover page).

¹ McKinney homeless assistance funds are not provided to the Consortium as a formula grant, but rather based on national competition, so the funds are not under the direct control of the Consortium. However, the Consortium has the ability to strongly influence the federal funding decisions via its guidance in the Consolidated Plan and its role in coordinating the local applications for the annual national competition.



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**KING COUNTY FEDERAL HOUSING
AND COMMUNITY DEVELOPMENT PROGRAM
Executive Summary
Report to the Community**

King County’s community stakeholders helped establish goals and objectives for the use of its Community Development Block Grant (CDBG), HOME and other federal “formula” funds. King County receives about \$12 million of these formula funds from the U.S. Department of Housing and Urban Development each year, which it administers on behalf of the county and participating suburban cities (the Consortium).

The goals and objectives that our stakeholders helped establish are described in the King County Consortium’s Consolidated Housing and Community Development Plan for 2005–2009. There are specific objectives, strategies and annual performance targets for each of three major goals. Consistent with the intent of the federal funds, the three major goals are:

- Goal One: Ensure Decent, Affordable Housing
- Goal Two: End Homelessness
- Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities

This is a summary of King County’s performance in meeting its housing and community development goals, strategies and objectives during the year 2005.

Goal One: Provide decent affordable housing to King County’s communities.

In 2005, the King County Consortium provided funding for housing strategies for very low-, low- and moderate-income households (households at or below 30%, 50% and 80% of the area median income). Strategies include: expanding and preserving the supply of rental and owner housing affordable to these income levels, preserving the housing of home owners at these income levels, providing first-time homebuyer opportunities for households at these income levels and affirmatively furthering fair housing.

637 units of new affordable rental housing were funded; 325 of those units are targeted to persons with special needs, including the elderly and persons with disabilities; **403** of

those units were designated for households with very low-incomes at or below 30% of area median income.

150 units of existing affordable rental housing received funding to rehabilitate the housing with much needed electrical repairs.

6 renters with disabilities were assisted with accessibility modifications and life safety equipment for their existing rental housing.

33 units of new ownership housing were funded; 4 of the units are for households at or below 65% of area median income and 29 of the units are for households at or below 80% of area median income.

500 homes owned by very low- to moderate-income households were repaired or improved, improving the health and safety of the housing stock in King County.

In addition, County staff worked with the **private for-profit market on covenant agreements** in master planned developments that will lead to the production of over **200** units of rental housing affordable to households with incomes from 80% to 120% of area median income, and **126** units of ownership housing affordable to households from 100% to 120% of area median income in Redmond.

Goal Two: End Homelessness in King County.

In 2005 the King County Consortium worked with the regional Committee to End Homelessness to align and coordinate our program with the goals and objectives of the Ten Year Plan to End Homelessness in King County. Strategies include homeless prevention, temporary housing and services and permanent supportive housing; strategies will increasingly move towards more non time-limited supportive housing in order to substantially reduce homelessness, particularly chronic homelessness.

216 households received homelessness prevention services through the King County Housing Stability Program to stabilize them in their permanent housing; 94% of the households that received these services were still housed 6 months later.

An additional **226 households** received eviction prevention services through other funded projects.

487 permanent supportive housing units were provided for homeless households with a history of mental illness, substance abuse and/or AIDS.

150,515 bednights of emergency shelter were provided to homeless households who were safe and sheltered from the elements.

172,792 units of nights of transitional housing were provided to increase the housing stability of homeless households.

Goal Three: Provide a suitable living environment and economic opportunities for very-low to moderate-income persons and communities.

In 2005, the King County Consortium provided funding for human service, community facility, and public improvement strategies to benefit very low- to moderate-income households and communities; as well as economic development strategies to increase the viability of existing

commercial or industrial areas in very low- to moderate-income communities and to increase employment opportunities for very low- to moderate-income persons.

3 community facility projects were completed, and an additional 6 were funded to be completed in 2006 or beyond; projects involve acquisition, construction, expansion, repair and improvement of community facilities that provide vital human services.

160,708 persons received essential human services; services include food, clothing and emergency utility and transportation services; senior services; child care services; employment training and counseling; health and dental services; family services; and, domestic violence services.

6 public improvement projects were completed and an additional 5 were funded to be completed in 2006 or beyond; projects involve park improvements, street and sidewalk improvements, water and septic system improvements, and assistance with assessments for very low- to moderate-income households.

2 small and/or disadvantaged businesses received financial assistance with façade improvements.

21 small and/or disadvantaged businesses received technical assistance to improve their viability.

2 employment opportunities for very low- to moderate-income persons were created through the provision of technical assistance to small and/or disadvantaged businesses.

III. Program Accomplishments

A. Goal One: Ensure Decent, Affordable Housing

There are three objectives under the goal of ensuring decent, affordable housing. They relate to 1) rental housing, 2) home ownership, and 3) fair housing choice.

Goal One Long-term Outcome: There will be an adequate supply of affordable housing in the Consortium for low- and moderate-income households, so that fewer households are paying more than they can afford.

Goal One Indicator: The 2010 Census will show that, as compared to the 2000 Census, the percentage of households at or below 50% of Area Median Income who are severely cost-burdened will have been reduced.

Affordable Housing Objective 1

Preserve and expand the supply of affordable rental housing available to low- and moderate-income households, including households with special needs.

Strategy 1A:

Make capital funds available for the new construction of good quality, permanent affordable rental housing for low- and moderate-income households; for the acquisition of existing rental housing and the rehabilitation of that housing into good quality, permanent affordable rental housing for low- and moderate-income households; and for the acquisition of land on which to build affordable and/or mixed-income rental housing; and for the long term preservation of existing affordable rental housing units.

Short-term Outputs and Outcomes for Affordable Housing Objective

1) AH 1A. Short-term Annual Outputs

Average number of rental units to be funded for new construction, acquisition and rehabilitation, and preservation of affordable housing annually:

Projected Output: 300 units of rental housing; at least 50 of the 300 units of rental housing shall be targeted to persons/households with special needs. (Special needs include the elderly, frail elderly, homeless households and persons with disabilities.)

Actual Output: Through the annual process of competitively awarding funds from a variety of federal, state, and local sources, the county's housing finance program has facilitated the creation and preservation of 637 new units of permanent housing, of which 325 (51%) were designated for persons or households with special needs. Of the total, 403 units (63%) were designated for persons or households with incomes at or below 30 percent of area median.

The following projects were funded to increase the supply of affordable rental housing by creating **637** units:

- Foundation for the Challenged – FFC Community Housing II – Acquisition and rehabilitation of 4 homes to provide **12** beds for individuals with developmental disabilities.
- Mt. Si Senior Center – Mt. Si Assisted Living Community – Construction of **24** permanent rental housing units within a 49 unit senior complex.
- SouthEast Effective Development – Dakota at Rainier Court – Construction of **178** units of permanent rental housing serving family and individuals.
- King County Housing Authority – Greenbridge Phase 1B (Seola Crossing) - Development and construction costs associated with Phase 1B of the HOPE VI project, creating **108** units of permanent rental housing.
- Vashon HouseHold – Eernisse Apartments – Construction of **26** units of permanent affordable rental housing for families.
- Plymouth Housing Group – Second & Stewart Building – Rehabilitation of **84** SRO units to create permanent housing for individuals with chronic mental illness.
- Community Homes, Inc. – Community Homes Adult Family Homes 5 & 6 – Acquisition and rehabilitation of two homes to provide **10** beds of permanent rental housing for individuals with developmental disabilities.
- Downtown Emergency Services Center – 10th Avenue Supportive Housing – Acquisition and construction of **75** studio units to provide permanent housing for homeless individuals disabled by substance abuse and mental illness.
- Plymouth Housing Group – Third & Blanchard Building - Construction of **92** studios to provide permanent housing for homeless seniors.
- Mental Health Housing Foundation – Tall Firs Cottages – Construction of 7 single family homes to provide **25** beds of permanent rental housing for individuals with mental illness.
- Parkview Services – Parkview VIII – Acquire and rehabilitate **1** single family home for a family with a developmentally disabled child.
- Low Income Housing Institute – Belltown View Apartments – Development costs within a 25-unit complex to provide **2** permanent rental housing units for individuals with developmental disabilities.

6 units of housing for extremely low-income individuals with developmental disabilities were funded with King County Developmental Disabilities Division (KCDDD) Housing Innovations for Persons with Developmental Disabilities funds through the City of Seattle Low-Income Housing Program. The units are in non-profit multi-family affordable housing projects in Seattle. 4 of these units will be for persons with dual diagnoses of mental illness and developmental disability who are chronically homeless.

Projected Output: 500 new renter households will be served annually by rental units completed during the year

Actual Output: In 2005 12 housing projects were completed, occupied, and filed their first annual report. These projects were funded with combined federal and local funds. The projects totaled 572 units of affordable rental housing. In 2005 they served 696 renter households, most with incomes at or below 30 percent of AMI. See Table 6.

Strategy 1B:

Make capital funds available to rehabilitate existing rental units for low- and moderate-income households. This strategy is different from acquisition and rehabilitation in Strategy A. This Strategy addresses rehabilitation needs of existing affordable non-profit housing, or existing for-profit housing where the owner is willing to restrict the affordability of the rents for a specified

period of time. It includes making modifications to the rental unit(s) of low- to moderate-income residents with a disability in order that the units will be accessible.

1) AH 1B. Short-term Annual Output

Projected Output: 5-100 units will be rehabilitated and/or modified annually.

Actual Output: 150 units of existing affordable rental housing received funding to rehabilitate the housing with much needed electrical repairs. 6 units were modified through the Home Access Modification (HAM) program.

2) AH 1B. Short-term Outcome

Projected Outcome: The tenant(s) have an improved quality of life due to the improvements /rehabilitation and/or modification(s).

Actual Outcome: HAM financed accessibility modifications to rental units housing persons with special needs. HAM also provides some life safety equipment for hearing impaired individuals (ex. smoke/fire detectors for hearing impaired). While we did not conduct a survey, these tenants now have accessible living quarters and a better sense of safety, which improves their quality of life.

Strategy 1C:

King County staff will work in partnership and/or coordination with Consortium Cities staff and community stakeholder organizations on the following and other housing-related activities. These activities do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion:

Projected Performance: The Consortium will support the creation of affordable rental housing in the private market through zoning and incentive programs in all Consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and allocation of surplus County or City property for affordable housing; County staff will provide technical assistance, as needed, to help Consortium cities meet Countywide Planning Policy goals for affordable housing.

Actual Performance:

1) Affordable rental units that will be created by for-profit developers:

- Conducted negotiations for covenant agreements for Trilogy at Redmond Ridge parcels V-8 through V-12 for over 200 rental units that will be affordable to households earning 80-120% AMI.

2) Developed and presented workshops for the National and Washington State Conferences of the American Planning Association on affordable housing incentive programs that support affordable rental housing. Attended workshops to stay abreast of emerging issues for the King County Consortium.

3) Negotiated a framework agreement for the proposed Redmond Ridge East Master Planned Development, which would secure the affordability of up to 240 units of rental and/or ownership housing for households earning 50-120% AMI.

4) Assisted with the disposition of surplus property and Transit Oriented Development projects at the Redmond Park and Ride, Brooks Village, Northgate Transit Center and North Stadium Parking Lot sites which have the potential to create 300 to 600 affordable rental or ownership housing units.

- 5) Completed an analysis demonstrating the need for linkage between urban center development and demand for affordable rental and/or ownership housing.
- 6) Completed policy amendments on affordable rental housing development for the King County Comprehensive Plan.

Projected Performance: King County will provide housing development technical assistance to non-profit organizations, with priority for assistance given to organizations that are relatively new to housing development or organizations that wish to expand their services into King County outside the City of Seattle and will serve the highest priority populations.

Actual Performance: Community Homes, a small nonprofit that operates three adult family homes for persons with developmental disabilities was assisted in developing its fourth house. With all funding in place, the search for a single family house got underway in 2005. A seller's market and significant inflation forced the nonprofit to seek additional public funds in the form of amended contracts. This slowed the search for an appropriate house. Staff was instrumental in helping Community Homes to secure the additional funds. Staff assisted with the contractor selection process and is helping the agency with the task of managing the budget during renovation. The organization has also been assisted in the creation of a transition plan to increase the overall number of homes operated by the organization in order to build the organization and spread the operating costs more broadly. Therefore, Community Homes was also assisted in the preparation of applications for a 5th and 6th home. Community Homes received project funding from the King County Housing Finance program in 2005.

Friends of Youth and Hopelink are nonprofit organizations based in east King County and both are interested in providing additional services to some of East King County's rural cities. Staff is assisting these organizations to develop a parcel of land originally purchased in 2001 for a community service center -- to develop both a service center and housing for homeless families. During 2005 the project received its initial funding commitments: predevelopment funds from Impact Capital; and development funds from the King County CDBG Program. Staff coordinated all aspects of application preparation including development budgets and operating pro formas. Staff has also coordinated the selection of consultants for environmental and geotechnical reports.

An Ethiopian community organization approached staff about the possibility of receiving assistance to develop a transitional housing project. A number of discussions were held and options reviewed. Ultimately, the organization decided that they were most interested in developing the housing project inside the City of Seattle. The King County Housing and Community Development Program does not offer development technical assistance to projects located within the City of Seattle, and referred the organization to resources that could assist them in Seattle.

Projected Performance: King County will provide a credit enhancement program that promotes the development of housing for low- to moderate-income households, and explore other innovative methods of assisting with the financing of affordable housing.

Actual Performance: King County worked extensively with the King County Housing Authority in 2005 to negotiate a credit enhancement commitment for \$35 million for King County guarantees on bonds used to finance the non-Low Rent Public Housing portion of the affordable rental units at KCHA's Greenbridge Hope VI development. Negotiations are continuing and will be concluded in early 2006. Credit enhancement will save the project an anticipated \$2.7 million.

King County provided a Community Development Float Loan to a non-profit housing developer that enabled the preservation of a Project Based Section 8 apartment complex with 28 units. The current Section 8 contract would have expired in February 2008 and would not have been renewed by the existing owner.

Projected Performance: King County will collaborate with the King County Housing Authority to support the planning process and development of the Greenbridge Hope VI mixed-income housing and community development project at the Park Lake Homes site in White Center. This work may be done in conjunction with a neighborhood revitalization strategy to be developed with the White Center community (see Goal #3, Objective #4).

Actual Performance: King County went under contract with the King County Housing Authority for \$2.0 million in HOME funding to assist in the construction of 39 HOME-regulated units of housing for low income households at their Greenbridge HOPE VI development.

King County staff continued to be actively involved in the King County Housing Authority's Greenbridge Community Task Force, and worked on the development of the White Center Neighborhood Revitalization Strategy (NRS) to be adopted in 2006.

Projected Performance: King County will support legislation and other initiatives designed to increase funding and other support for affordable housing; and will coordinate with statewide and community-based housing agencies to provide housing education for the public and policy makers in order to build support to increase the housing funding base and to enhance acceptance of affordable housing.

Actual Performance: HFP helped to successfully secure \$100 million for the State Housing Trust Fund. Of this amount, an estimated \$25 million will be invested in projects within King County.

HFP helped to successfully secure an estimated \$3 million in additional local funding for Homeless Housing by working with the legislature and community based housing agencies statewide to increase the existing fee for recording legal documents by \$10.

Projected Performance: King County will work with local housing authorities to provide mutual support and coordination on affordable housing planning issues; on applications for various programs, such as rental assistance and vouchers targeted to persons with disabilities; on planning issues such as the allocation of project-based vouchers that complement the Consortium's priorities; on efforts to educate and inform landlords about the benefits of participating in the Section 8 program; and on the development of other programs that may benefit our region.

Actual Performance:

King County staff coordinated with the King County Housing Authority on a number of affordable housing planning and development issues, including:

- 1) Housing Access and Services Program (HASP) – this program distributes Section 8 vouchers to adults with disabilities through various service systems and assists them with finding appropriate housing, and with remaining secure in their housing. King County systems, including the Developmental Disabilities Division, Mental Health, Chemical Abuse and Dependency Services Division and the Veteran's Program worked with KCHA and other participating systems to improve the program and coordination of activities. King County's three participating systems received 39 vouchers through HASP in 2005.
- 2) The King County Housing Finance Program and the King County Housing Authority co-issued a Request for Proposal For Supportive Housing Programs For Disabled

Households Through Project-Based Assistance. This collaborative effort combined KCHA's asset management expertise and access to HUD Section 8 housing rental subsidy with HFP's cost-based underwriting analysis, resulting in an improved determination of subsidy needs and providing assurance of appropriate distribution of public subsidies.

Projected Performance: King County will work with housing funders, mainstream service systems (such as the developmental disabilities system, the drug/alcohol system, and the mental health system), and housing referral, information and advocacy organizations to plan for community-based housing options for persons with special needs; to develop supportive housing plans and partnerships for populations that need enhanced housing support in order to be successful in permanent housing; to advocate for funding for the operations and maintenance of housing for very low-income households and households with special needs, and for the services needed for supportive housing.

Actual Performance: The King County Housing Finance Program has worked directly with Region 4 of the Washington State Department of Developmental Disabilities to better understand State DDD's housing priorities for its clients and the need for close working relationships between clients, service providers, and housing owners. This working collaboration has resulted in an improved tenant referral agreement and housing oversight agreement, which better define those relationships and ensure that the highest-priority needs are being met in a way that is consistent with the responsibilities of the public funders. Housing Finance Program funding decisions for DD housing projects are predicated on explicit endorsement from State DDD for the project concept and are conditioned with the requirement that a commitment to the agreements referred to above is accepted by all parties.

Projected Performance: King County will partner with the King County Developmental Disabilities Division (KCDDD) to provide housing program(s) that expand community-based housing options for persons with DD and will explore similar opportunities with systems that serve other special needs populations.

Actual Performance:

King County and KCDDD worked on the following housing programs in 2005 to expand community-based housing options for persons with DD:

King County and KCDDD developed an emergency housing assistance program to provide homelessness prevention assistance to adults and families on the Washington State Division of Developmental Disabilities (DDD) caseload who are in jeopardy of losing their housing. In 2005, this program served 29 adults and families with an average award of \$566 per grantee.

King County and KCDDD developed a pilot program that assists young adults with supports and housing vouchers so that they can live independently in the community. The program contracts with WISE for planning and support services, with ongoing independent living support provided by work study students. Each person in the program receives a Section 8 voucher through the HASP program, a consortium of agencies serving persons with disabilities who work with the King County Housing Authority. This pilot program served 5 individuals in 2005.

King County and KCDDD worked with DDD to develop a housing referral agreement between DDD and housing providers that establishes an easy process for affordable housing providers to obtain housing referrals from DDD.

King County and KCDDD worked with the Washington State DDD to develop a database of persons on the DDD caseload with extremely low incomes who need affordable housing. This

database currently includes 45 families and 50 individuals who are currently waiting for affordable housing to become available.

King County and KCDDD collaborated to provide housing information and referral to clients on the DDD caseload, including referral to affordable housing and information on ways to create affordable housing for family members with DD.

Projected Performance: King County will coordinate, to the extent feasible, with housing funders, and housing information and advocacy organizations to streamline funding applications, contracting and monitoring processes.

Actual Performance: King County Housing Finance Program participates quarterly with local and state public funders on issues regarding annual compliance monitoring and physical property inspections. This collaboration has resulted in a combined annual report form and more efficient use of staff time involved in the inspection of jointly funded projects. The HFP will begin in 2006 to work with the King County Housing Authority to determine what efficiency gains may be realized by comparing inspection requirements for jointly funded/subsidized projects.

Projected Performance: King County may work on the development of a program to fund affordable housing projects that:

- Are environmentally sound (“green” housing); and
- Are sustainable; and
- Are projected to save on long-term costs for the owner and the residents; and
- Are designed to accommodate all persons, regardless of their level of mobility; and
- Allow residents to age in their home.
- This program may adopt LEED environmental standards or a similar system of environmental standards, as well as “universal design”² standards for affordable housing project applicants that volunteer to participate. The Consortium will coordinate efforts to implement this program such that participating projects do not encounter barriers from local codes that may conflict with the adopted standards, or delays in contracting.

Actual Performance: In 2005 the County required applicants for housing funds to use life-cycle cost analysis for selected components of planned housing projects in order to justify assumptions and specifications incorporated into project design. This requirement will be extended in 2006 funding rounds and the County will offer both training and technical information to prospective applicants as needed to support their efforts to design and build more sustainable housing projects.

King County gained expertise in the application of Universal Design (UD) in affordable housing by requiring particular UD features in housing funded with one of our local funding sources, the Housing Innovations for Persons with Developmental Disabilities (HIPDD) fund. When projects receive HIPDD funding, developers are given a checklist of recommended universal design features and work with King County staff to finalize which of these features will be included in their project. This pilot UD program is providing King County with information about the appropriate UD elements to include in a UD incentive program for all affordable housing funded by King County.

² For more information about Universal Design see Affordable Housing Objective #3, Strategy 3.B.

Projected Performance: King County may work with housing and community stakeholders to find and implement ways to reduce the move-in cost burden barrier to securing permanent housing for low- to moderate-income households, such as a security deposit bond program.

Actual Performance: No performance to report this year.

Projected Performance: King County may encourage and support housing developers in applying for HUD Section 202 and 811 programs to provide housing for seniors and persons with disabilities.

Actual Performance: No performance to report this year.

Projected Performance: King County may explore land banking for the construction of affordable rental housing, especially in areas targeted for future transit and/or slated for higher density development.

Actual Performance: No performance to report this year.

Affordable Housing Objective 2

Preserve the housing of low- to moderate-income home owners, and provide programs for low- and moderate-income households that are prepared to become first-time home owners.

Strategy 2A:

Make capital funds available to repair and/or improve, including accessibility improvements, the existing stock of homes owned by low- to moderate-income households (includes individual condominiums, town homes, and mobile/manufactured homes). Programs funded under this strategy include, but are not limited to, major home repair, emergency home repair, and mobile home repair.

Short-term Outputs and Outcomes for Affordable Housing Objective

1) AH 2A. Short-term Annual Output

Projected Output: 300 homes improved/repared annually.

Projected Output: 300 low- to moderate-income home owners have their existing home repaired and/or improved.

Actual Output: 506 homes were improved/repared through King County's Housing Repair program. Additionally, four Pass-through City jurisdictions (Renton, SeaTac, Shoreline and Tukwila) provided \$278,428 in block grant funds for Minor Home Repair activities. Cumulatively, in the four jurisdictions, 236 residential housing units were addressed with minor home repairs that involved: electrical, plumbing, carpentry and disability access. These dollars allowed the homeowners the ability to maintain their health and safety and to assist them in preserving their homes.

2) AH 2A. Short-term Outcome

Projected Outcome: 300 low- to moderate-income home owners per year have an improved quality of life, with little or no cost. Through improvements to their housing, some home owners will be able to continue to live independently in their home.

Actual Outcome: A homeowner survey has not yet been conducted, so there is no report on this outcome yet.

Strategy 2B:

Make funds available for first-time home buyer opportunities, including education, housing counseling and down payment assistance for low- to moderate-income households who are prepared to purchase their first home; especially households who are under-served in the ownership housing market, including households with special needs.

Short-term Outputs and Outcomes for Affordable Housing Objective

1) AH 2B. Short-term Annual Output

Projected Output: Homebuyer services and assistance provided to 10-35 households per year.

Actual Output:

1) Ownership Units:

HFP awarded \$950,000 of 2005 HOME funds to LIHI (Low Income Housing Institute) to create 33 units of ownership housing, 4 units for individuals and families with incomes at or below 65 percent of AMI and the rest with incomes at or below 80 percent of AMI. The HOME investment will facilitate the creation of a land trust which will own the land under the housing in perpetuity, making the housing affordable to low income home buyers for the long term.

2) Homebuyer Assistance:

- King County has partnered with the Washington State Housing Finance Commission (the Finance Commission) and A Regional Coalition for Housing (ARCH) to provide downpayment assistance to first-time homebuyers in East King County using \$300,000 in 2003 and 2004 ADDI funds. The contract was finalized in September of 2005 and one loan had closed by year end 2005.
- The increasing cost of homes in South King County has hindered the purchase of homes to low income first-time homebuyers under the First Homes Program, administered by HomeSight.

2) AH 2B. Outcomes

Projected Outcome: Success as a homeowner and satisfaction with homeownership over time.

Projected Outcome: The homeowner has built some equity in their home, and in some cases has increased their equity because the home has increased in value over time.

Actual Outcome: Will be measured in year 5.

Strategy 2C:

King County staff will work in partnership and/or coordination with Consortium City staff and community stakeholder organizations on the following activities. These activities do not have annual output or outcome goals, and will be reported on as progress occurs, in narrative fashion.

Projected Performance: King County will support the creation of a range affordable home ownership opportunities through zoning and incentive programs in all Consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and the allocation of surplus County or City property; County staff will provide technical assistance, as needed, to help Consortium cities meet Countywide Planning Policy (CPP) goals for affordable housing.

Actual Performance:

1) Affordable ownership units that will be created by for-profit developers:

- Completed covenant for Trilogy Division 9, securing 33 units of housing for sale to households at 100-120% AMI.
- Completed covenant for Trilogy Parcels V-12 and V-13, securing affordability of 14 units of housing for sale to households at 100-120% AMI.

- Completed covenant for Trilogy Parcel V-17, securing 67 units of housing for sale to households at 80-100% AMI and 23 units of housing for sale to households at 100-120% AMI.
 - Assisted with the process of surplusizing a building near Safeco Field (the Johnson Building) which will create 12 units of housing for sale to households at 115% AMI.
- 2) Developed and presented workshops for the National and Washington State Conferences of the American Planning Association on affordable housing incentive programs that support affordable ownership housing. Attended workshops to stay abreast of emerging issues for the King County Consortium.
 - 3) Negotiated a framework agreement for the proposed Redmond Ridge East Master Planned Development, which would secure the affordability of up to 240 units of rental and/or ownership housing for households earning 50-120% AMI.
 - 4) Assisted with the disposition of surplus property and Transit Oriented Development projects at the Redmond Park and Ride, Brooks Village, Northgate Transit Center and North Stadium Parking Lot sites which have the potential to create 300 to 600 affordable rental or ownership housing units.
 - 5) Completed an analysis demonstrating the need for linkage between urban center development and demand for affordable rental and/or ownership housing.
 - 6) Completed policy amendments on affordable ownership housing development for the King County Comprehensive Plan.

Projected Performance: King County will support the Seattle-King County Coalition for Responsible Lending (“SKCCRL”) in combating the devastating effects of predatory lending in the King County region and in working with other organizations to coordinate efforts, such as the King County IDA Collaborative. King County will work with the Coalition to provide funds for predatory lending counseling and/or gap financing for eligible clients seeking a “rescue” loan who have been a victim of predatory lending and are at risk to lose their home.

Actual Performance: King County staff continued to have a leadership role with the Seattle-King County Coalition for Responsible Lending, including: 1) working with the King County Individual Development Account (IDA) collaborative to include predatory lending education in the program for IDA clients; 2) launching a Senior Outreach Campaign and a new senior brochure to educate seniors about the most common consumer scams affecting seniors in our region; 3) working to create a rescue loan program for the King County region.

Projected Performance: King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low- and moderate-income mobile home owners who might otherwise be displaced due to redevelopment. King County will explore a comprehensive strategy to further extend the long-term affordability of mobile home parks that currently have an agreement with the County, including strategies to have parks owned by park residents.

Actual Performance: This is in the planning process. No performance to report at this time.

Projected Performance: King County will work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom home ownership is appropriate.

Actual Performance: No performance to report this year.

Projected Performance: King County will support the work of the King County Housing Authority to ensure that there are affordable ownership opportunities for low- and moderate-income households, especially Park Lake Homes tenants who are prepared for home ownership, in the Greenbridge HOPE VI project in White Center.

Actual Performance: King County staff was active on the King County Housing Authority Greenbridge Community Task Force and worked with the Greenbridge staff to ensure that there are first-time home ownership opportunities for low- to moderate-income households, including Park Lake Homes tenants who are prepared to be home owners.

Projected Performance: King County will work with housing authorities and community agencies to provide targeted outreach to federally subsidized tenants and other low- to moderate-income tenants who are prepared to work towards the goal of achieving home ownership.

Actual Performance: Under King County's Home Choice Plus – ARCH program (the County's program with the Finance Commission and ARCH to provide downpayment assistance to first-time homebuyers in East King County) ARCH has conducted outreach to identify potential first-time homebuyers among:

- residents of public housing through King County Housing Authority's Family Self Sufficiency Program;
- persons working with individual development accounts which are coordinated by Hopelink, the YWCA and Urban League;
- residents of manufactured housing in mobile home parks; and
- new immigrants to King County served by the International District Housing Alliance.

Projected Performance: King County may work with community stakeholders to plan for and support programs that reduce the cost of homeownership for low- to moderate-income households, such as land trusts, limited-equity co-ops, and sweat equity programs.

Actual Performance: King County has awarded HOME funds to the Low Income Housing Institute to create a community land trust and develop 33 units of ownership housing for first-time homebuyers.

Projected Performance: King County may advocate for a waiver or regulatory change to enable the Consortium to assist low- to moderate-income condo owners with the payment of common area repair assessments that exceed regular homeowner dues and are unaffordable to the low- to moderate-income condo owner.

Actual Performance: No performance to report at this time.

Projected Performance: King County may explore land banking for the acquisition of land on which to construct affordable ownership housing, especially land that is in an area targeted for future transit and/or slated for higher density development.

Actual Performance: No performance to report this year.

Projected Performance: King County may work with local housing authorities, other funders and financial institutions to explore the development of Section 8 homeownership program(s) in our region. A Section 8 homeownership program would work with households that are prepared to become homeowners to use a Section 8 voucher to help subsidize the purchase of a home rather than ongoing rent.

Actual Performance: No performance to report this year.

Affordable Housing Objective 3

King County will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing and increase access to housing, and to housing programs and services for low- to moderate-income households. King County staff may work with Consortium city staff and community stakeholder agencies on these fair housing strategies. These strategies do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Strategy 3A:

Projected Performance: The King County Consortium will develop a new Analysis of Impediments to Fair Housing Choice (AI) in 2005, as well as a new Fair Housing Action Plan. The Consortium's current Fair Housing Action Plan activities have been updated annually as we have learned about new fair housing issues from community agencies and fair housing enforcement agencies, but we are in need of a new comprehensive analysis and plan to guide our activities.

Actual Performance:

King County staff made significant progress in developing a new Analysis of Impediments to Fair Housing Choice in 2005. The Analysis will be completed in early 2006, and a new Fair Housing Action Plan will be adopted in May 2006.

Strategy 3B:

Projected Performance: King County and the Consortium will continue to carry out initiatives and activities that further fair housing in the region.

- 1) Fair Housing education and outreach, including improving access to housing;
- 2) Fair Housing Forums, Conferences and Meetings;
- 3) Fair Housing Enforcement;
- 4) Fair Housing Technical Assistance.

Actual Performance:

- 1) Education and outreach activities:
 - Housing and Community Development (HCD) Program staff partnered with staff of the King County Office of Civil Rights to provide fair housing training for participants in the Ready to Rent Program sponsored by the United Way of King County at several trainings in 2005.
 - HCD staff provided training on predatory lending issues for staff and volunteers of Senior Services of Seattle-King County in February 2005.
 - HCD staff provided training on fair housing issues in real estate transactions, fair lending and predatory lending at a home ownership conference for the families and advocates of persons with disabilities in May 2005.
 - HCD staff provided an information booth with fair housing and predatory lending information at 3 community events in 2005.
 - HCD staff assisted with a training for housing counselors and other community

advocates about predatory lending and resources available in 2005.

- HCD staff presented a workshop on fair housing in real estate transactions for the Women's Council of Realtors in June of 2005.
- The King County Office of Civil Rights (KCOCR) provides quarterly workshops and advanced seminars for housing providers, as well as individual workshops for individual housing providers or management companies by request.
- KCOCR participated in a number of clock hour courses on fair housing for real estate professionals in King County.
- KCOCR contracted with the Fair Housing Center of Puget Sound to conduct fair housing testing in King County.
- KCOCR worked with the Fair Housing Partners of WA State to create a number of new publications, including "Fair Housing for Real Estate Professionals", "Housing Discrimination and your Civil Rights for Renters and Home Buyers", "Domestic Violence and Your Housing Rights"; all of these publications were translated into several languages and distributed throughout the region.
- KCOCR translated a number of its existing publications into Spanish and distributed them throughout the King County region.

2) Forums, Conferences and Meetings:

- HCD staff served on the planning committee of an Immigrant/Refugee Consumer Summit for all community agencies and community leaders serving immigrants and refugees in the King County region. King County staff facilitated a number of workshops and provided training expertise in a number of workshops concerning fair lending and predatory lending issues at the summit.
- KCOCR worked in partnership with a coalition of civil rights agencies to sponsor the 19th Annual Tacoma Fair Housing Conference, providing many of the workshops at the conference.
- KCOCR provided fair housing information at a number of conferences and community events in King County, including the Immigrant/Refugee Consumer Summit, the Refugee Community Building Conference, Community Association Day, the New Americans Home Ownership Fair, the Trends Conference and the Aging in Place Resource Fair.
- KCOCR attends regular meetings of fair housing enforcement agencies in Western WA and WA State.

3) The King County Office of Civil Rights (KCOCR) continued to provide fair housing enforcement services in unincorporated King County and to coordinate with the Washington State Human Rights Commission for enforcement in the rest of King County outside Seattle: Enforcement data for 2005 in unincorporated King County:

- 11 cases were filed; 2 cases were closed with a pre-finding settlement (both disability cases); one case was withdrawn or closed for administrative reasons, and 8 cases were investigated and no cause was found.

4) HCD staff provided fair housing technical assistance to the King County Developmental Disabilities Division regarding reasonable accommodation issues for their clients, and assisted members of the public with fair housing referrals and information.

B. Goal Two: Ending Homelessness

King County and the Consortium will develop a long-term outcome(s) for our goal to end homeless in coordination with the outcomes that are being developed through our region-wide Continuum of Care planning body, the Committee to End Homelessness. Long-term outcomes will relate to the reduction of homelessness, and particularly the reduction of chronic homelessness in King County.

Homeless Objective 1

Support programs that prevent homelessness.

Strategy 1A:

Continue to allocate funds for the Consortium-wide Housing Stability Program, a program that provides grants, loans and counseling to households facing an eviction or foreclosure, or to households trying to secure the funds to move in to permanent rental housing. The Consortium will explore an amendment to the Consortium's Interlocal Cooperation Agreement in order to expand this program in 2006 and beyond.

Short-term Outputs and Outcomes for Homeless Objective #1

1) H 1A. Short-term Annual Output

Projected Output: 200 households are served annually, with a proportionate increase in number of households to be served in 2006 and beyond (if funding is expanded).

Actual Output: A total of 216 households were served through the King County Consortium's Housing Stability Program, which is administered by the Fremont Public Association.

2) H 1A. Short-term Outcome

Projected Outcome: At least 75% of the households served remain stable in permanent housing.

Actual Outcome: Households are interviewed six months after they receive assistance to determine if they have remained stable and to see if they need referrals or other information. During 2005, 206 households were reached and interviewed, and 194 of those households remained permanently housed after 6 months for a 94% success rate.

Strategy 1B:

Strategies B and C do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Projected Performance: Support other initiatives and programs designed to prevent homelessness.

Actual Performance: Two eviction prevention projects were funded under the Emergency Shelter Grant Program in 2005. Catholic Community Service's Legal Action Center provided eviction prevention services to 201 households. A total of 116, or 69% of the households receiving these services had a positive outcome, which allowed the client to maintain their current living situation or obtain other housing and avoid eviction proceedings. Vashon Youth and Family Services served 25 households with eviction prevention services through rent and/or utility assistance. 18 of these households (72%) were able to remain in their housing.

In addition, County current expense funds were used to fund community based agencies to provide housing counseling services and technical assistance to at-risk tenants.

Strategy 1C:

Projected Performance: Ensure that Consortium homelessness prevention initiatives and programs are consistent with the Ten Year Plan to End Homelessness to be adopted by the Committee to End Homelessness in 2004.

Actual Performance: The Ten Year Plan to End Homelessness in King County has a strong emphasis on prevention. Specific prevention strategies for the various population groups of homeless people are being developed. King County staff are actively participating in this process, both helping to shape prevention strategies and ensuring that the programs we fund are consistent with the strategies.

Homeless Objective 2

Support a range of permanent affordable housing options for homeless households.

Strategy 2A:

Fund permanent supportive housing through the Shelter Plus Care Program.

1) H 2A. Short-term Annual Output

Projected Output: 464 units of permanent supportive housing funded

Actual Output: Shelter Plus Care funded 487 units of permanent supportive housing in 2005.

2) H 2A. Short-term Outcome

Projected Outcome: A majority of the households served remain housed and increase their housing stability.

Actual Outcome: This outcome will be measured in July when the Annual Progress Report is completed. The Shelter Plus Care program annually examines the residential stability of all households served by King County since the program began in 1994. At the end of the 2005 program year this total was 2,379 households. Of the total served 2,257 households (67%) were housed at least twelve months; 122 of these households are still enrolled in the program, but have not reached their one year anniversary.

Strategy 2B:

Strategies B and C do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Projected Performance: Coordinate with public housing funders, community-based organizations, housing organizations and other stakeholders to plan for a range of permanent housing units that serve very low-income households at 30% of AMI and below, and that are targeted to serve homeless households, including bunkhouses, SRO's and unit that allow

households to “transition in place”. Some of our Housing projects will address this as well in Goal 1 Objective 1 Strategy A.

Actual Performance: King County staff actively participate with the City of Seattle, suburban cities, housing authorities and others in a funders group whose purpose is to share information and coordinate planning around the production of new units of supportive housing and other homeless housing throughout King County.

Strategy 2C:

Projected Performance: Ensure that all initiatives and programs related to permanent supportive housing for the formerly homeless, and other forms of permanent housing targeted to homeless households are consistent with the Ten Year Plan to End Homelessness in King County.

Actual Performance: As with prevention, the Ten Year Plan to End Homelessness in King County also has a strong emphasis on supportive housing. Specific strategies for the various population groups of homeless people are being developed through the Committee to End Homelessness. King County staff are actively participating in this process, both helping to shape strategies related to the provision of effective supportive housing, and ensuring that the programs we fund are consistent with the strategies.

Homeless Objective 3

Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs.

Strategy 3A:

Allocate funds for emergency shelter and transitional housing programs for operations and maintenance, supportive services and rental assistance.

1) H 3A. Short-term Annual Output

Projected Output: 83,000 bednights of emergency shelter provided

Projected Output: 140,000 unit nights of transitional housing

Actual Outputs: 150,515 bednights of emergency shelter were provided by programs funded with federal, state and local funds. This total includes emergency winter shelters, open only October through March.

172,792 unit nights of transitional housing were provided by programs funded with federal, state and local funds.

2) H 3A. Short-term Outcomes

Projected Outcome: Homeless persons/households are safe and sheltered from the elements for the night.

Actual Outcome: Individuals and households receiving bednights of emergency shelter were safe and sheltered from the elements for the night.

Projected Outcome: For shelters that house persons longer than 30 days and all transitional housing projects: Increase the housing stability of homeless households by helping them to

move along the housing continuum into more stable housing. We use three indicators to measure our progress on this projected outcome.

Indicator One: the number and percentage of individuals and/or households who move from emergency shelter to transitional or permanent housing.

Actual Outcome for Indicator One: A total of 723 households exited emergency shelter, with 394 moving to either transitional or permanent housing, for a success rate of 54% using this indicator.

Indicator Two: the number and percentage of individuals and/or households who maintain their stability by moving from transitional housing to other transitional housing (they are unable to find affordable permanent housing, but are not thrown back into the emergency shelter cycle);

Actual Outcome for Indicator Two: 56 households exited from transitional housing to other transitional housing. This represents 7% of all household who exited transitional housing. This is not the optimal outcome we are seeking, which is stability in non-time limited housing. However, we recognize that there is a lack of permanent affordable housing, and movement to transitional housing is preferable to returning to shelter or to homelessness.

Indicator Three: the number and percentage of individuals and/or households who move from transitional housing to permanent housing or who successfully “transition in place”.

Actual Outcome for Indicator Three: 540 households exited from transitional housing and moved to permanent housing. This represents 65% of all households exiting.

Strategy 3B:

Projected Performance: Ensure that all initiatives and programs related to the provision of emergency shelter and transitional housing are consistent with the Ten Year Plan to End Homelessness in King County.

Actual Performance: We are examining our current programs as well as designing future Requests for Proposals with an eye to the Ten Year Plan’s emphasis on quickly moving homeless households to permanent housing.

Homeless Objective 4

King County will approach homelessness planning and coordination as a regional issue, and work with the Committee to End Homelessness, cities, housing funders, community agencies and homeless people to achieve such coordinated efforts. These strategies do not have annual output or outcome goals, and will be reported on as progress occurs, in narrative fashion.

Strategy 4A:

Projected Performance: Ensure that all homeless projects and initiatives supported with local, state and federal funds are consistent with the vision, principles and recommendations of the Ten Year Plan to End Homelessness in King County.

Actual Performance: The Consortium uses the Ten Year Plan to End Homelessness in King County as the overall framework for all projects related to homelessness. We consult the plan when considering use of current and new funding streams. The County Executive is the co-chair of the Committee to End Homelessness in King County(CEH), and county staff and other Consortium representatives actively participate in all levels of the CEH.

Strategy 4B:

Projected Performance: Continue to provide leadership and participation in the countywide McKinney Continuum of Care annual competitive funding round, or its successor.

Actual Performance: A county staff person continues to lead the McKinney planning process in coordination with staff from the City of Seattle.

Strategy 4C:

Projected Performance: The Consortium will participate in efforts to improve the efficiency and accountability of the regional homeless service system, particularly through the Homeless Management Information System Safe Harbors.

Actual Performance: Safe Harbors continues to be a focus of the Consortium. Achievements for 2005 include the following:

- 36 agencies and 107 programs trained;
- data integration development ready for testing;
- eight user reports ready for testing;
- Safe Harbors User Group established;
- contracts with providers and Requests for Proposal include agreement to participate in Safe Harbors.

Strategy 4D:

Projected Performance: The Consortium will work with other systems providing support services for persons at risk of homelessness (for example, the Mental Health system) to ensure state or federal legislative support for coordination of housing and support services.

Actual Performance: Through the Committee to End Homelessness, strategies are being developed to address this issue.

C. Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities

The three objectives relate to (1) improving the ability of human services agencies to serve our residents, (2) improving living conditions in low- and moderate-income neighborhoods and communities, and (3) expanding economic opportunities for low- and moderate-income persons.

Community/Economic Development Objective 1

Improve the ability of health and human service agencies to serve our low- to moderate-income residents effectively and efficiently.

Strategy 1A:

Make CDBG capital funds available to improve the capacity of health and human service agencies to provide priority human services to our low- to moderate-income residents effectively and efficiently. The Consortium will explore methods of more efficiently coordinating the allocation of funds for regional and/or sub-regional community facility projects.

1) CD/ED 1A. Short-term Annual Output

Projected Output: 3 community facility projects completed

Actual Output: 3 community facility projects were completed. In 2005, \$1,011,445 was allocated to six community facility projects. Activities ranged from acquisition, construction, roof replacement, and facility expansion to design, permitting and fees associated with future construction of a Community Services building that will provide health and child care services to low and moderate income clients. Two of these projects have been completed (Pediatric Interim Care Center & Family Resource Center Roof Replacement-construction complete, but remains open for final documentation); one is substantially complete but under labor review (Federal Way Boys & Girls Club Youth Development Center Construction); and two are underway (Mt. Si Senior Center Expansion and Lutheran Community Services Building Permitting & Fees). Another funded project (Federal Way Senior Center Improvements) was cancelled by the City and funds redistributed to its housing repair program.

Seven community facility projects carried over from prior year funds. One was completed this year; four are substantially complete with final labor documentation being reviewed before the project completion can be considered final. Beneficiary data will be collected on these projects during program year 2006 to substantiate that they meet the national objective.

One of these seven projects (acquisition) was funded several years ago, Friends of Youth, Duvall Community Services Facility Acquisition. All funds were expended for the acquisition of the site. The agency has been unable to build the community facility due to a moratorium imposed by the City. The moratorium has since been lifted and the project is moving forward. The project will remain open until completion of the facility and the delivery of services that will meet the national objective.

The Renton Salvation Army Food Bank is now open and providing services and food at one centralized location. The agency previously needed to do intake at one facility and provide the delivery of food at another. The facility has experienced an overall increase of about 8 percent. A monthly average of about 940 families previously, compared with about 990 now. Two separate cooking and nutrition classes are currently offered. The Agency is working with the

Technical College on developing a four part job training class that surrounds the food industry--participants in the series receive a food handlers permit, TB testing, English as a Second Language in the kitchen, and basic food prep skills.

In addition to the food related services, the Agency has been able to link with a number of other agencies to begin to provide a network of services that will really make a difference. They have an ongoing partnership with Rotocare--a free medical clinic run by Rotary and Valley Medical Center that is open every Saturday morning. Free tax services are available twice a week through a partnership with United Way and Northwest Area Foundation. Job coaching services are available as well as Food Stamp education. The Agency also anticipates providing computers for online job and assistance applications.

Details relating to these projects and other open project activities can be found in the Community Facility Category of the Project Activities Report in the last section of the CAPER.

GREENBRIDGE SECTION 108 LOAN: The White Center Food Bank is a component of this loan and is a feature of the Greenbridge Project that, once completed, will provide the distribution of more food in a safer, healthier and convenient location. Co-located on King County Public Health site, it is accessible via bus routes and clients are able to attend to medical visits while securing food resources.

These activities address the following Objective in the Community Planning and Development (CPD) Outcome Performance Measurement System: Suitable Living Environment, Accessibility for the purpose of creating suitable living environments.

2) CD/ED 1A. Long-term Outcome

Projected Outcome: Human service facility providers will be able to:

- increase the amount or type of services they provide, or
- increase the number of people they serve, or
- increase the quality and/or accessibility (of the building as well as the geographic location) of service provision.

Actual Outcome: Providers have given us the following accomplishment reports:

Renton Salvation Army: "After 9 months of operation it is wonderful to see so many parts of the vision making a meaningful difference for our clients. Some of the things seem so basic--our clients appreciate a warm place to come in out of the rain when they wait for service, they appreciate the friendly colors, they appreciate being able to pick out their own food, they appreciate having fruit and vegetables that were stored in a cooler and are still fresh, they appreciate all the services being offered in the same place. How do we know? They tell us every day--they say it with words, they say it with smiles, they say it with a positive attitude. It is delightful to have some low income seniors come and ask if they can pick strawberries from the landscaping and have a Ukrainian gentleman tells us it will be a couple more years before the plum trees will start having fruit."

Black Diamond Community Center: "The completion of the Black Diamond Community Center improvements have made the Center a much safer and more comfortable place for the Seniors to undertake their activities. Senior participation has increased by 20%, and two new group meetings have been added. A recent quote from the Mayor of the City, 'The seniors are so happy with the floor – it is all level and no more danger of tripping on the uneven tiles and

uneven floor materials that use to exist. They love the improved lighting and wonderful heat system as well.”

Jim Wiley Community Center: “The Jim Wiley Center facility rehabilitation was completed and anchors the redevelopment currently taking place at Greenbridge, by the King County Housing Authority’s Hope VI project. Beneficiary data will be reported on this project in the 2006 CAPER. The center enables residents to access recreation activities and social services in a centralized facility as well as compliment the redevelopment that is taking place in this community.”

These activities address the following Objective in the Community Planning and Development (CPD) Outcome Performance Measurement System: Suitable Living Environment, Accessibility for the purpose of creating suitable living environments.

Strategy 1B:

The Consortium will allocate funds for priority human services as identified in the needs analysis portion of the plan and as identified by Consortium jurisdictions. The Consortium will evaluate the Housing Stability Program and homelessness services for increase, in relation to other human services, for the 2006 funding cycle (See also Goal II, End Homelessness, Objective #1).

1) CD/ED 1B. Short-term Annual Output

Projected Output: 50,000 unduplicated persons served

Actual Output: In 2005, \$1,221,920 was allocated to human service activities. Approximately 160,708 persons were served throughout the year with the following types of activities:

- distribution of food products to food banks located within the Consortium
- provision of emergency food, shelter, clothing, transportation and utility assistance
- provision of child care scholarships for low- and moderate income families
- provision of employment training and counseling
- provision of health and dental care to low- and moderate-income persons
- provision of services to victims of domestic violence and their children
- provision of operational support to senior centers
- provision of transportation services to seniors
- provision of multi-service activities to youth, seniors and families

Employment training and employment related services were provided through two Community Based Development Organizations (CBDO), Hopelink and Multi-Service Center through sub-contracts with Federal Way, Kirkland, Redmond, Renton, Seatac and two sub-contracts with the County’s Worksource Rural program totaling more than \$452,832 and assisting 260 persons with employment services and related activities.

These activities address the following Objective in the Community Planning and Development (CPD) Outcome Performance Measurement System: Suitable Living Environment, Accessibility for the purpose of creating suitable living environments; and Affordability for purpose of creating suitable living environments.

Community/Economic Development Objective 2

Improve the living environment in low- and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and the Countywide Planning Policies.

Objective 2 Outcome: The community is a healthier and/or safer place to live, and/or has more amenities, including increased accessibility for persons with disabilities.

Objective 2 Indicator: Project-specific accomplishment reports will be used to gather data after the project has been completed and there has been an adequate amount of time to assess the impacts of the project on health, safety and/or increased amenities for the community.

Actual Outcome: Not yet measured. Only outputs have been measured to date (see below).

Strategy 2A:

Make CDBG capital funds available to for high priority public infrastructure improvements and/or park facility needs, including accessibility improvements, in a range of low- to moderate-income areas of the Consortium.

1) CD/ED 2A. Short-term Annual Output

Projected Output: 3 public infrastructure/park facilities projects completed

Actual Output: 6 public infrastructure/park facilities projects were completed. In 2005, \$1,579,236 of block grant funds were identified for the following public infrastructure projects: a park in Burien, two sidewalk improvement projects in Enumclaw and Shoreline, a replacement of a water main in the City of Duvall, a Community Septic System in Skykomish and a sanitary sewer collection system in the City of Carnation.

Six public infrastructure projects were completed and closed - activities include park improvements in the City of Pacific and Duvall; street improvements along 23rd South Avenue in Federal Way; street lighting along Westway in Federal Way; and replacement of sidewalks in the City of Enumclaw. Special Assessments were provided for 9 households in the Valvue Sewer District.

Seven public improvement projects are in various stages of completion. Accomplishments for these activities will be reported in the 2006 CAPER.

Strategy 2B:

Revitalize deteriorated areas with high rates of poverty in the Consortium. In particular, King County will work with the White Center community to develop a Neighborhood Revitalization Strategy ("NRS") for this area, which has the highest poverty rate in the County. The Consortium will explore whether there are other high poverty areas that may benefit from an NRS.

1) CD/ED 2B Outputs and Outcomes

Projected Output/Outcome: Determined independently for each NRS developed. Outcomes may include increases in property values, safer streets, less crime, etc.

Actual Output/Outcome: In 2005, the County began the process of designating White Center as a NRS Area. The designation had not been completed by the end of the year. These activities will address the following Objective in the Community Planning and Development (CPD) Outcome Performance Measurement System: Sustainability, Promoting Livable or Viable Communities, with the following outcomes; Accessibility for the purpose of creating suitable living environments, and Sustainability for the purpose of creating suitable living environments.

Strategy 2C:

Assist small and/or economically disadvantaged businesses that are located in predominately low- to moderate-income communities, or that are combating blight, to rehabilitate and/or improve their commercial property. These projects may or may not be connected with a NRS.

1) CD/ED 2C. Short-term Annual Output

Projected Output: 4 commercial property improvements annually

Actual Output: Through the Small Business Loan Program two business/property owners received funding from the Small Business Loan Program to finance façade improvements to their storefronts.

2) CD/ED 2C. Outcome

Projected Outcome: The surrounding low- to moderate-income neighborhood is improved by having better commercial services and shopping opportunities available to it, or by having blight removed.

Actual Outcome: It is too early to have an outcome.

Community/Economic Development Objective 3

Expand economic opportunities for low- to moderate-income persons.

This objective will be carried out pursuant to the following principles:

- The strategies of this objective will be carried out in a manner that is consistent with the economic development vision contained in the updated Countywide Planning Policies.
- Assistance to for-profit businesses will be provided in a manner that maximizes public benefits, minimizes public costs, minimizes direct financial assistance to the business and provides fair opportunities for all eligible businesses to participate.

Strategy 3A:

Assist businesses to create or retain jobs for low- and moderate-income persons by providing 1) technical assistance, and/or 2) CDBG loans and loan guarantees.

1) CD/ED 3A. Short-term Annual Output

Projected Output: 20 businesses assisted annually, at least 15 of which are small and/or economically disadvantaged.

Actual Output: The Economic Development Program provided technical assistance to 20 small business owners/entrepreneurs and one real estate developer in the White Center business district.

2) CD/ED 3B. Long-term Outcome

Projected Outcome: Employment opportunities for low- to moderate-income persons are retained and/or increased for 100 or more low to moderate income persons by 2009.

Actual Outcome: Two façade improvement loans were funded in 2005. Two jobs are being created and will be held by low-to-moderate income persons.

Strategy 3B:

Assist low- to moderate-income persons in obtaining living wage jobs, through the provision of job training and placement and other employment services (i.e., peer support programs, counseling, childcare, transportation, etc.)

This strategy does not have annual output goals. Outcomes and outcome indicators will be consistent with the King County Regional Outcomes Alignment Planning Process.

Actual Performance: 260 low- to moderate-income persons were assisted with job training and related services, 66 of those assisted were employed and/or retained employment.

IV. Public Housing and Resident Initiatives

King County Housing Authority

The King County Consortium and the King County Housing Authority (KCHA) continue to strengthen their partnership as they work together in addressing the County's housing needs. Building on its past performance as one of the strongest Housing Authorities in the nation, KCHA's Public Housing Program and the Housing Authority's Section 8 Housing Program continue to perform at the highest level while KCHA's bond and tax credit properties continue to expand in number in order to meet the housing needs of King County's working families.

Because of KCHA's longstanding high performance, the Authority was selected by HUD to become a Moving to Work Housing Authority in 2003. This distinction, given to less than the top one-percent of the Housing Authorities nation-wide, allows for flexibility in the development of local program policies that will better meet Housing Authority and community needs.

The King County Housing Authority is an independent municipal corporation established under Washington state law. The Housing Authority continues to play a vital role in assisting local government in rising to the challenge of developing housing and settlement patterns that are sustainable over the long term while protecting the environment and quality of life in this region. In addition to providing decent affordable housing to the County's elderly, disabled and poorest households, KCHA continues to both shape and assist private market efforts to expand the stock of affordable "workforce" housing.

Overview

Since its establishment in 1939, the King County Housing Authority has played a key role in providing affordable housing options for the residents of King County. Through partnerships with local communities and nonprofit organizations, KCHA delivers affordable housing and related supportive services such as education, economic development, and social services to more than 38,000 residents who earn less than the County median income. Of the public housing and Section 8 voucher holder residents, 5,525 are elderly and 7,142 are disabled. We provide safe and affordable housing to families with a total population of over 13,800 children. The King County Housing Authority's approach in serving families is to put independence and self-sufficiency as a cornerstone of program delivery.

KCHA owns or controls more than 8,400 units of housing (3,318 of which are public housing or subsidized units). Additionally, the Section 8 voucher program grew to nearly 8,000 households by the end of 2005. In addition, KCHA controls over 5,400 tax credit and/or tax-exempt bond-funded affordable workforce housing units. KCHA also owns three manufactured housing "homeownership" communities and provides 200 units of emergency, transitional, and permanent housing for homeless families and people with special needs. KCHA delivers home repair and weatherization services to private low-income homeowners, mobile home owners, and landlords who rent to income eligible tenants living in King County. The Authority also provides tax-exempt financing to other affordable housing developers.

As an added support to KCHA residents, the Housing Authority works with a network of community partners that provide comprehensive social and supportive services such as healthcare, transportation, child care, youth development and employment and job training.

Public Housing

KCHA owns and directly manages 2,872 units of public housing. The year 2005 saw the continuation of the Authority's upgrade program with the completion of more than \$4.8 million in capital improvements to rehabilitate or modernize its public housing buildings. The work included fire and life safety improvements, interior renovations, energy efficiency measures, exterior building work, including installation of siding, windows and entry doors, roofing replacements and exterior deck replacements.

In terms of public safety within our public housing communities, KCHA continues to place great emphasis on partnerships with law enforcement agencies. KCHA funds are used to augment community-policing activities within several of its largest family developments in Kent, White Center, Bellevue, Auburn and North King County.

In 2005, the Authority transitioned from the Agency Plan requirements to the development of an annual plan and report in support of Moving to Work. In these endeavors, the Housing Authority continues to work with its public housing and Section 8 residents who assist in the review of draft plans and provide comments on proposed policies and procedures.

In 2001 the Housing Authority successfully applied for a HOPE VI redevelopment grant from HUD for Park Lake site I. The HOPE VI grant provides \$35 million in federal funds and will generate an additional \$175 million in matching funds for a long-term redevelopment of Park Lake and the surrounding White Center community. During 2005, the Housing Authority continued the extensive effort required of this complex project which will provide new public housing market rate rental housing and affordable home ownership opportunities as well as new and expanded community facilities. Nearly 300 families were re-located in 2005 as the first phase of demolition took place. Construction of the first phase of new housing began in late 2005 with the first 86 units of housing ready for occupancy in summer 2006. A new community school was constructed as part of this community and it opened for the school year in September 2005.

Section 8

The year 2005 saw continued growth for the Housing Authority's Section 8 program. The Housing Authority successfully applied for and received both regular Section 8 vouchers and vouchers to serve special needs populations. The Section 8 housing population neared 8,000 households at year-end (2005).

During 2005, KCHA and other regional Housing Authorities worked with the Gates Sound Families Initiative to help create additional transitional housing for families with children. In addition, the Authority continues to work with other community groups to develop housing and wrap-around services for special needs populations, using project based Section 8 vouchers to support the provision of housing while private, non-profit agencies provide appropriate support services.

Resident Services

The Resident Services department of KCHA has a staff of ten Support Service Coordinators who work in direct support of residents living in twenty-one buildings dedicated to housing senior and disabled populations. Additional staff within the Resident Services department coordinate a wide variety of contracts and partnerships with public and community based agencies to ensure that support services are provided to residents within all of KCHA's affordable housing programs. These services include job training and job placement services, English as a second language and citizenship classes, childcare, Head Start, youth recreation and education support programs and health promotion and nutrition programming.

The challenge KCHA faced in 2005 and beyond is the continuing reduction in social services program support at the federal level. This erosion of federal support effects our ability to provide on-site community police stations, after school and evening youth activity programs and other activities aimed at the reduction of crime in our public housing communities. During the year, we worked with our partner agencies and used KCHA reserves to continue funding the most vital programs in support of these activities.

In 2005, KCHA opened a new Kent Family Center at Springwood, our largest public housing community in Southwest King County. This building houses a Head Start early childhood education facility, a Career Development Center serving teens and adults, a Women, Infant and Children's (WIC) public health facility and community space that supports ESL classes provided by the community college. The capital campaign initiative that built this building represents a partnership of KCHA with three additional non-profit agencies. Funding came from many sources including the federal, state and King County governments as well as foundations, businesses and the local Kent and Covington communities.

Housing Preservation

KCHA continued its program of acquiring properties for the purpose of preserving and developing affordable housing opportunities in areas that suffer from a lack of affordable housing, especially east and north King County. We also use this program to acquire and redevelop distressed properties to improve the housing stock for lower income households and to help improve neighborhood conditions.

Special Needs Housing

Since 1998, KCHA has been highly successful in expanding its inventory of Section 8 assistance dedicated to "special needs" housing. At the end of 2005, more than 3,300 vouchers had been issued to support persons with disabilities. Working in close partnership with King County Housing Finance Program and this region's behavioral health care and support service systems serving persons with disabilities, KCHA has established a Housing Access and Services Program which provides persons with disabilities expedited access to tenant-based Section 8 assistance including extended case management. KCHA also continues to provide project-based assistance to housing programs whose goal is to offer supportive housing to persons with disabilities.

Housing Repair and Weatherization Program

KCHA's Home Repair and Weatherization Department works closely with King County's Housing Repair Program and with King County's suburban cities to provide energy conservation and housing rehabilitation services to low-income households. In 2005, KCHA invested more than \$3.6 million to preserve affordable housing in King County through its weatherization and low-income home repair program. In addition, KCHA is continuing to work with King County, the City of Seattle, the Annie E. Casey Foundation and utility companies to provide housing rehabilitation services and weatherization to low-income households in the White Center area, the area of King County with the greatest concentration of poverty.

V. Resources Made Available

The King County Consortium administered over \$14 million in federal housing and community development funds in 2005, making them available to the community through competitive processes. In 2005, over 5,218 households were assisted with housing and over 73,225 people benefited from community development funding for public services, facilities, public improvements, and economic development.

From January through December 2005, the King County Consortium administered **\$19,845,804** to further the goals and objectives in the Consolidated Plan. Of that amount, **\$14,042,023** million was made available through federal Housing and Urban Development formula grants or entitlements, and an additional **\$2,183,156** million was available through program income or funds recaptured from prior years' grants.

A. Formula Grant Programs

The table below shows resources made available and expended for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant Program (ESG). Funds expended do not equal funds made available because some projects are "in the pipeline" and will not be completed for another year.

Table 1: HUD Formula Grant Programs: Funds Available and Expended, 2005

<i>Grant Program</i>		<i>Funds Made Available During 2005</i>	<i>\$ Expended in 2005 (includes expenditures for 2005 projects as well as previous years)</i>
CDBG	Entitlement:	\$6,774,405	
	Program Income*:	\$1,443,470	
	Recaptured:	\$641,537	
	TOTAL:	\$8,859,412	\$8,246,568
HOME	Entitlement:	\$4,384,043	
	Program Income*:	\$410,834	
	TOTAL:	\$4,794,877	\$6,075,785
ADDI	2005 Entitlement	\$192,962	\$0
ESG	Entitlement:	\$194,772	\$194,772
TOTAL		\$14,042,023	\$14,517,125

*Program income that was collected in 2005 and allocated to eligible activities in 2005.

B. Other Public and Private Resources for Housing Activities

In the areas of both housing and community development, the federal funds available from HOME, CDBG, and ESG were complemented by and helped leverage a broad range of other public and private resources.

Housing Assistance

We identified over **\$160,253,998** in total funds made available in the King County Consortium in 2005 for housing-related activities, not including most private sector contributions. More than half of this is federal dollars going into the support of public housing and Section 8 rental assistance offered through the King County Housing Authority and the Renton Housing Authority. Of the remainder, **\$5,591,641** was federal formula grant funding through HOME, CDBG, and ESG. Most of the rest was state and local dollars. Activities included new construction, acquisition and rehabilitation, home repair, capacity building, pre-development costs, rental assistance, support for housing operations, homelessness prevention, emergency shelters, transitional housing and other homeless programs.

Table 2: Resources Identified For Affordable Housing, 2005

Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
Local Government Resources		
King County Housing Opportunity Fund (HOF) (general funds for housing development)	\$2,214,111	Allocated funds to 4 projects in the Consortium.
King County Current Expense (general funds)	\$701,929	Supported emergency housing services, transitional housing operations, homeless shelters and related services, shelter and transitional housing for victims of domestic violence, housing counseling, community voice mail.
East King County suburban cities who are members of ARCH (general funds and other <u>non-federal</u> funds)	\$538,611	Funds allocated for 3 housing projects: one to serve developmentally disabled persons, one section 8 preservation projects to serve low- and very low-income families, and one to serve moderate income households for home ownership.
Regional Affordable Housing Program Funds (RAHP) – revenue generated by SHB 2060 document recording fee for allocation by King County HCD according to an Interlocal Agreement (capital)	\$1,901,979	Funds allocated for 2 housing projects and a rental rehab loan program, located in King County.

Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
Regional Affordable Housing Program Funds (RAHP) – (operating)	\$633,615	Funds for 24 transitional housing and emergency shelter programs throughout King County, including the City of Seattle.
State Resources		
Washington State – Housing Assistance Program/Trust Fund	\$9,647,400	Allocated capital funding to 10 housing projects in the Consortium.
Washington State Transitional Housing, Operating & Rental Assistance Program	\$1,034,208	Operating support for transitional housing and rental assistance programs serving homeless families with children (7/1/04 through 6/30/05).
Washington State Funds for Homelessness Programs in King County:	\$1,144,471	Supports approximately 60 programs throughout Seattle and King County.
Emergency Shelter Assistance Program	\$571,471	
Emergency Housing Assistance Program / Families with Children Funds	\$573,000	State fiscal year (7/1/05 through 6/30/06).
Federal Resources		
Washington State Housing Finance Commission:	\$45,976,519	
◆ Federal Tax Credit Program \$2,837,519		1) Tax credit allocations made for 5 housing projects serving residents of the Consortium
◆ Tax Exempt Bond Program \$43,139,000		2) Bond allocations for 4 housing projects serving residents of the Consortium
HUD Supportive Housing Programs	\$ 541,702	Renewal funding was awarded for 4 SHP transitional housing and supportive services programs serving veterans, victims of domestic violence and families with children in the Consortium.
HUD Shelter Plus Care (annual amount)	\$ 4,369,125	HUD grant program, administered by King County, providing rental assistance for over 481 units for homeless disabled households countywide.
Federal Resources for Public Housing and Section 8 in King County	\$84,814,216	This is a total for the three housing authorities listed below.

Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
<ul style="list-style-type: none"> King County Housing Authority \$79,607,848 Renton Housing Authority \$4,491,368 Muckleshoot Tribal Housing Authority \$715,000 		<p>Ongoing support of public housing and Section 8 tenant-based and project-based rental assistance.</p> <p>Ongoing support of public housing and Section 8 tenant-based and project-based rental assistance.</p> <p>Ongoing support of tribal housing programs.</p>
Emergency Shelter Grant	\$ 185,099	Allocations made to 10 emergency shelters and 2 homelessness prevention programs.
CDBG Housing-Related Allocations (HAF portion for 4 shelters and 1 homeless prevention)	\$ 632,730 \$196,807	Allocations for numerous housing-related programs (housing development, shelter, homeless prevention, home repair, access modifications, and housing services).
HOME Investment Partnership	\$4,384,043	Funds supported housing development and preservation, and rehabilitation activities (includes allocations from prior year funds). ADDI funds support first time homebuyer opportunities.
American Dream Down Payment Initiative Funds (ADDI)	\$192,962	
Private		
Sound Families:	\$647,000	A Gates Foundation initiative providing funds for the creation of transitional housing for homeless families and a portion of service costs. Allocations were made to 5 transitional housing projects in the Consortium in 2005.
◆ Capital \$52,500		
◆ Services \$595,000		
Washington Families Fund	\$730,000	A public-private partnership providing stable, long-term funding for housing-based services for previously homeless families. Funded 3 programs in King County in 2005.
United Way of King County	\$6,000,000	Allocations for housing and homeless programs in King County (figure includes the City of Seattle).
Total CDBG/HOME/ESG:	\$ 5,591,641	
Total All Other Funds:	\$162,039,357	
GRAND TOTAL:	\$167,630,998	

*In addition to the above, local financial institutions, foundations, businesses, and individuals made significant contributions to affordable housing programs and homeless services in the King County Consortium during 2005. Unfortunately, other than the figures for Sound Families and United Way, we are not able to compile the amounts allocated or the projects supported.

C: Community and Economic Development Resources for Non-Housing Activities

Community Development

A total of **\$26,060,757** in total funds was made available in the King County Consortium for non-housing community development projects in 2005. Of that amount, **\$6,225,514** was formula grant funding from CDBG. Approximately **\$19,835,243** in funds were leveraged from other federal, state, local, private and other sources, primarily for public (human) services rather than capital investments. The following table lists the resources and amounts funded for non-housing community development projects by activity type which were completed in 2005.

Table 3: Other Resources for Completed Non-Housing Community Development Activities, 2005

Non-Housing Public (Human) Services

Source	Amount	Activities Supported
Federal – King County Consortium CDBG	\$1,221,920	Human services such as child care, health care, domestic violence services, senior services, youth services, recreation, employment, counseling, emergency services, and emergency food.
King County Current Expense	\$5,338,595	Services such as child care, domestic violence, sexual assault, senior services, work training, and youth and family services.
Cities	\$ 906,357	Services such as child care, health care, domestic violence, sexual assault, senior services, substance abuse, youth services, recreational, legal, employment, emergency food and emergency services.
Washington State	\$ 2,652,838	Services such as emergency food, senior services, family support, developmental disabilities and mental health care.
Other Federal	\$ 769,184	Services such as emergency food, senior services, family support, and school based programs, health care, and emergency services.
United Way	\$ 556,039	Wide variety of human service activities including the services described above.
Private (Foundation grants, donations, service fees, and agency in-kind contributions)	\$ 3,335,860	Wide variety of human service activities including the services described above.
Other Public (includes other counties, school districts)	\$ 812,873	Wide variety of human service activities including the services described above.
Other ³	\$ 666,756	Wide variety of human service activities including the services described above.

Public Improvements

Source	Amount	Activities Supported
Federal – King County CDBG Consortium	\$1,579,236	Improve water, sidewalks, and other public infrastructure in low- and moderate-income neighborhoods; improve access to public infrastructure for persons with disabilities by removal of architectural barriers.
Cities	\$45,103	Westway Street Lighting project.

Community Facilities

Source	Amount	Activities Supported
Federal – King County CDBG Consortium	\$1,136,445	Acquisition and rehabilitation of senior centers, youth centers, neighborhood facilities, child care centers, health facilities, and historic preservation.
Cities	\$312,000	Children’s Therapy Center project.
Washington State	\$246,000	Children’s Therapy Center project.
Other Federal	\$1,478,474	Casa Juanita project.
United Way	\$0	
Other Public	\$13,360	Federal Way Birth to Three Parent and Support Services Building project.
Private	\$1,689,234	Children’s Therapy Center project; Federal Way Birth to Three Parent and Support Services Building project; Parkview III project.

Parks

Source	Amount	Activities Supported
Federal - King County CDBG Consortium	\$50,000	Acquisition and rehabilitation of parks.
Cities	\$ 214,811	Midway Park; Thomson/Armstrong Park

Economic Development

Source	Amount	Activities Supported
Federal - King County CDBG Consortium	\$614,832	Technical assistance and loans to businesses, including women and minority owned business enterprises
Community Based Development Organizations – Special Activities (Sub-set of above) \$452,832		Provision of employment services to low and moderate-income families through job related training and employment support.
King County Current Expense	\$570,000	Support to organizations for economic development activities.

Planning and Administration

Source	Amount	Activities Supported
Federal - King County CDBG Consortium	\$1,623,081	Administration of the CDBG program and special planning projects.
Cities	\$ 227,759	Human service needs assessments and administration of the CDBG program.
CDBG Consortium Funds	\$ 6,225,514	
- All Other Funds	\$ 19,835,243	
GRAND TOTAL	\$ 26,060,757	

VI. Evaluation of Actions, Program Changes, and Certifications of Consistency with the Consolidated Plan

The King County Consortium made significant progress in carrying out the activities as described in the 2005 Action Plan. The King County Consortium's activities and strategies in 2005 address the priority needs as outlined in the 2005-2009 Consolidated Plan. We are highly successful at utilizing our federal funds, along with state and local funds that we administer, to serve the neediest residents of the Consortium. In addition, we coordinated with other available federal, state, and local resources (as shown in the tables above), allowing for a high degree of leverage for CDBG, HOME, and ESG funds.

A. Evaluation of Housing Programs

1. Homeless Housing Program

The homeless programs met all the goals of the housing objectives for homeless households and those at risk of homelessness.

We have made significant progress toward our goal of ending homelessness. We are coordinating with other community partners and aligning our work with the strategies of the Ten Year Plan to End Homelessness in King County. There continues to be many barriers to achieving this goal, including the lack of resources and the severe shortage of housing affordable to the poorest segment of our residents, especially homeless individuals and families.

2. Housing Repair Program

The housing repair program met all the goals for the Consortium's housing objective to preserve the supply of affordable housing for low- to moderate-income households and to provide programs for owners and renters with special needs. This program experiences a continuous flow of applications for assistance.

The funding level for the housing repair program was substantially less than the previous year. This is reflected in the volume of approved and completed projects reported.

3. Housing Finance Program

The housing finance section's capital funding program met the goals of the Consortium's housing objectives for the creation and/or preservation of housing units for low-to-moderate-income households, including households with special needs and homeless households. The growing need to capitalize both operating and replacement reserves in the absence of rental subsidies acts as a constraint on the ability of the program to meet the regional need for affordable rental housing for households with incomes at or below 30 percent of AMI.

The finance program would like to see more low-income housing developers active in King County outside the City of Seattle, particularly developers skilled in housing for special needs populations. Staff will be working with the Seattle-King County Housing Development Consortium towards this capacity-building goal. As in 2005, there will be one HFP funding round in the fall of 2006. HFP was satisfied with the results of the pre-application process in 2005 and will repeat this process in 2006 with one change. The pre-application was optional in 2005 but will be required in 2006. Program staff consider that this will create the best chance to ensure high-quality project applications that are consistent with County housing priorities and with the limitations of available funding sources.

In the interest of continuing to improve HFP performance with regard to timely expenditure of federal funds, HFP will continue to work on coordinating efforts with other funders, and finding eligible ways to replace non-federal funds with federal funds in projects that are ready to spend. In particular, there is a broad consensus among public funders that if a way can be found to enable applicants to submit simultaneous applications to all or most of the fund sources needed for a project, this would be a very worthwhile goal.

In light of the County's commitment to ending homelessness within a decade, HFP will establish priorities for its 2006 funding round that increase the incentives for developers to create permanent housing for populations who are either homeless or at risk of homelessness. HFP is investigating the feasibility of combining federal funding with a new local source of revenue, a document recording fee surcharge, to make this form of housing more feasible.

HFP continues to work toward affordable home-ownership but ADDI constraints on down payment assistance limit the effectiveness of this tool. In the Puget Sound housing market, with median home prices in most areas over \$300,000 – and over \$400,000 in some – a much greater capital write-down or significantly larger down payment assistance is needed to bring ownership within reach of households with incomes at or below 80 percent of AMI. HFP is working with a number of housing providers to develop a locally appropriate land trust model for home ownership projects, as the best way to create long-term affordability.

4. Relocation

Projects assisted with CDBG funding that involved relocation activities for 2005 are as follows:

- Downtown Action to Save Housing (DASH) was awarded \$158,354 in CDBG funds acquire and rehabilitate a 65-unit apartment complex in the city of Kirkland. DASH will be creating 60 units of permanent affordable housing including three special needs units. DASH has hired a consultant to assist in the relocation of tenants. Seven households were permanently displaced. Replacement housing payments and moving costs totaled \$25,892.25. Two households did not file claims within 18 months of displacement and forfeited benefits. DASH's relocation consultant provided written documentation to these tenants of pending claim deadlines. All relocation responsibilities were completed for this project in 2005.
- Multi-Service Center (MSC) was awarded an additional \$170,741 in CDBG from the city of Federal Way for a total of \$309,451 in CDBG funding for the acquisition and rehabilitation of an 86 unit apartment complex. MSC has received all the needed funding this year to proceed with the acquisition and rehab of the project. General Information Notices were issued to tenants. Permanent displacement of tenants will take place in 2006. It is currently anticipated that no more than two of the original tenants will be permanently displaced. Additional information can be found in the HOME section under relocation.
- King County Housing Authority (KCHA) received a CDBG float loan for their HOPE VI project which included funding to assist the local food bank with relocating to a new site. The food bank is currently operating out of a temporary location and should be moving to its new permanent location in 2006. KCHA will complete the final relocation packet in 2006. They have currently paid for all temporary relocation expenses and continue to work closely with the food bank to address their needs.

- Downtown Action to Save Housing received \$78,826 in 2004 CDBG funds. This project will involve the acquisition and rehab of an apartment complex in Redmond to create 111 units of affordable rental housing. Initial certification of income started in 2005 and permanent displacement, if needed, will occur in 2006. DASH has hired a consultant to assist their property management company with relocation. King County staff will monitor and audit all relocation activities.

5. Affordable Housing Planning and Development Evaluation Section:

The AHPD section provides planning and development technical assistance to help ensure that the goals established in the Consolidated Housing and Community Development Plan are met. AHPD leads the development of the Consolidated Plan and the Fair Housing Analysis and Action Plan and implements a number of housing planning strategies to increase the production of affordable housing in King County, include growth management planning. AHPD also provides housing development expertise and assistance to non-profits.

In 2005 the AHPD dealt with a number of challenges:

- The federal Faith-Based Organizations Rules needed to be interpreted and understood clearly in the context of our local laws regarding discrimination in employment. AHPD worked closely with our attorney to develop an understanding of the rules as they apply to each of the fund sources we administer, and AHPD was able to clarify the rules for faith-based organizations interested in applying for public finding for housing and community development projects. A special written publication will be available to faith-based organizations on our new website in 2006. AHPD provided technical assistance to a faith-based organization that was considering applying for funds for a transitional housing project but opted not to apply after learning more about the faith-based rules;
- AHPD staff worked on an interdepartmental team to update the King County Comprehensive Plan⁴, including policy amendments on affordable rental housing development. The Seattle-King County Association of Realtors appealed the Comprehensive Plan Update, essentially arguing that the urban growth boundary must be expanded in order to provide enough land capacity for development that will accommodate adequate housing growth and affordable housing, and that the Comprehensive Plan is inadequate in planning for growth if it does expand the urban growth boundary. The Growth Management Hearings Board did a thorough review of the King County Comprehensive Plan Update and rejected the challenge;
- AHPD staff work with an interdepartmental team to implement King County's Surplus Property Ordinance on an ongoing basis. In 2005 we worked on a property that raised some issues concerning the authorizing ordinance and the program with the King County Council. The issues raised concerned the ability to provide affordable housing in surplus property projects within a mixed-income project, given that there must be an adequate return of funds in many of the surplus properties. Changes were made in the code in order to accommodate the particular project in question, but there will be a larger effort in 2006 to revise the authorizing ordinance so that there is a higher likelihood of success in getting affordable housing when the County is disposing of surplus property.

⁴ The Comprehensive Plan plans for twenty years of growth and must include the following planning elements: land use, housing, transportation, utilities, parks and recreation, capital facilities, and economic development.

B. Evaluation of Community Development Program

HCD, in collaboration with the larger suburban cities in the Consortium, as well as the City of Seattle, City of Bellevue, and City of Auburn, participated in two regional pre-application workshops: one at the Carco Theater in Renton in March 2005, and one at the Kirkland City Hall in April 2005. The workshops were designed for nonprofit agencies interested in applying for CDBG funds for capital projects. Detailed information about CDBG Program requirements was provided.

Information about the workshop was included in a flyer that HCD e-mailed and mailed to 27 nonprofit agencies, local governments, Unincorporated Area Councils and the Snoqualmie Tribe to notify them of the upcoming availability of CSC funds for community facility and public improvement projects, as well as web site feature under 'What's New' section.

1. Timeliness

In June 2005 the draw down ratio for the King County Consortium (per the HUD IDIS report) was 2.00. This was brought to the attention of the participating Consortium cities. All jurisdictions were strongly encouraged to help themselves and the Consortium by funding only projects that were ready to proceed. Further, all jurisdictions were encouraged to identify, in their annual adopted programs, one or more back-up projects that were ready to go and that would receive funds if another project fell through. If a project was stalled for any reason, the funds would be reallocated to the back-up project quickly, without a separate and time-consuming request-for-proposal process, public notification process, and HUD amendment process.

In August, staff recommended, and Joint Recommendations Committee (JRC) adopted the new administrative policies concerning a contingency plan each year, specifying which projects (human services and planning/administration as well as capital) will take any reductions. The JRC also revised an existing policy concerning CDBG-funded capital projects reducing the amount of time a project must be completed. The revised policy now states that a project must be completed within 17 months of the beginning of the program year in which the funds are made available. Deadlines for projects funded with dollars recaptured from cancelled projects will be negotiated separately, but in no case will they be longer than 17 months.

A strong push for timely reimbursement request, as well as having CDBG funded projects made a priority for completion, assisted in addressing the issue. By November 2005 the King County Consortium was able to meet its timeliness test.

2. Consortium Re-Structured

In 2005 the King County CDBG Consortium changed its structure and renegotiated a new Interlocal Cooperation Agreement. Instead of 16 of the 30+ cities receiving a direct share of the funds to allocate according to local discretion (a practice which had created 17 different "pots" of funds) the Consortium agreed to simplify so that the only cities receiving a direct share were those that could have received their own CDBG entitlement funds directly from HUD but which had agreed to participate "jointly" with King County for administrative efficiency. The Joint Agreement cities are Federal Way, Renton, and Shoreline. No other cities will receive a direct share. Instead, the funds will be pooled into two subregional pots – south and north/east. This simplification is intended to help the Consortium administer the CDBG funds more efficiently, by moving toward fewer, larger projects rather than many small ones, and eliminating the need for 16 cities to use some of the CDBG funds for administration.

3. Environmental Review

HCD Staff attended training on the Environmental Regulations held at the local HUD Field Office. The HCD Environmental Procedure Manual was updated to incorporate new regulations. HCD Staff also provided technical assistance to participating cities Application Workshops in the spring and did preliminary assessments (when requested) early.

HCD worked with the County's Historic Preservation officer, Washington State Department of Archaeology and Historic Preservation, and the Advisory Council for Historic Preservation, to craft and execute a Programmatic Agreement that addresses historic preservation and archaeology review of all proposals that are presented for CDBG and HOME funding.

C. Evaluation of Economic Development Program

Economic Development staff submitted to HUD a Section 108 loan in the amount of \$6.775 million. ED staff also provided technical assistance to 20 small and/or disadvantaged businesses located in the White Center business district and continued to market the CDIL loan program to qualified private for profit enterprises and public agencies. The 40 year historic low interest rates provided the biggest barrier to lending out CDBG funds. However as rates continue to rise, during 2005 the Section 108 and CDIL loans will become more attractive to potential borrowers. In addition a concentrated effort to provide small business loans for façade improvement in the White Center business district should increase the funding opportunities for this loan program.

1. Float Loan

King County amended its 2005 CDBG action plan to add a short-term loan of \$1.75 million to the King County Housing Authority to assist with infrastructure costs in the redevelopment of the Park Lake Homes community (now called Greenbridge) in the White Center area of unincorporated King County. The loan is for 30 months, at zero interest. Once the housing authority spends the loan funds as agreed, the loan would be forgiven and repaid in the full amount by King County local government funds within 30 months. King County committed to fully repay the loan through a transfer of local government funds (a combination of King County Current Expense funds, Roads funds, Real Estate Excise Tax funds, and Surface Water Management funds), into the CDBG fund.

St. Andrews Housing Group (SAHG) was awarded \$626,350 in 2003 HOME funds for the acquisition of an 18 unit apartment complex in the city of Bellevue called Chalet Apartments. Two households were permanently displaced. The total benefits for replacement housing payments and moving totaled \$15,381.

2. Section 108 Loan

King County was successful in obtaining the Section 108 Loan for \$8 million for the King County Housing Authority. The housing authority is making great progress with the federal HOPE VI grant funds for infrastructure improvements associated with the redevelopment of Park Lake Homes (now called Greenbridge) in White Center. The infrastructure improvements for this predominantly low- and moderate-income community include new streets and sidewalks, drainage and utilities, pedestrian paths and greenways. The loan repayments would be made by King County over a period of 10 to 20 years, using a variety of fund sources: Roads funds, Surface Water Management funds, Real Estate Excise Tax funds, Current Expense and CDBG funds.

D. Monitoring

HCD Staff identified specific areas of compliance to review and monitoring was conducted for projects under contract included but were not limited to:

- Documenting King County's compliance with requirement for conducting subrecipient monitoring (set for in CDBG Program Regulations);
- Assuring that subrecipient program administration and funded projects are completed in compliance with established regulations and that project activities continue to serve the target population identified in the initial application;
- Ascertaining that CDBG Subrecipients are complying with applicable federal regulations, OMB Circulars and King County ordinances (regulatory requirements) relating to financial management systems, procurement and contracting, property management and disposition, labor standards, record keeping and reporting requirements.

1. Community Development Program – Monitoring Update

Agencies Monitored

Black Diamond Community Center, Catholic Community Services, Church Council of Greater Seattle, Emergency Feeding Program, Federal Way Senior Center, Food Lifeline, Hopelink, Issaquah Valley Senior Center, Lake Forest Park/Shoreline Senior Center, Maple Valley Food Bank, Multi-Service Center, Neighborhood House, Vashon Youth and Family Services, and Volunteers of America.

Audit Reports Reviewed

- Three Washington State Auditors Office Report on Financial Statements and Federal Single Audit reports were submitted and reviewed by Community Development staff for the King County Housing Authority, City of Renton and the Town of Skykomish;
- Staff ascertained that CDBG subrecipients are meeting performance requirements specified in the subrecipient agreement and target populations are being served.

Desktop Monitoring Performed

- Each quarter project and program accomplishments are submitted at the time of reimbursement request. These reports are reviewed to determine whether they are meeting the performance requirements specified in the subrecipient agreement and target populations served;
- Technical assistance is provided in a timely fashion to ensure regulatory compliance is understood.

Workshops Provided

Community Development staff conducted and/or participated in four Technical Assistance Application Workshops prior to Request for Proposals being advertised. Project Managers and the CD Coordinator throughout the course of the year conducted several one on one consultations.

2. Homeless Housing Program – Monitoring Update

- CDBG Funds – King County monitored the Housing Stability Project in 2005.
- ESG Funds – HUD conducted an audit of the YWCA and Eastside Interfaith Social Concerns Council in 2005.
- Supportive Housing Program Funds – HUD conducted an audit of Eastside Domestic Violence Program in 2005.

- Local and State Funds – The County conducted monitoring visits of The Church Council of Greater Seattle, Homelessness Project; Fremont Public Association, Solid Ground Program and Broadview Transitional and Shelter; Exodus Housing; Eastside Domestic Violence Program; El Centro de la Raza; Multi-Service Center – Rental Assistance Program; Valley Cities Counseling and Referral; Catholic Community Services Rental Assistance Program; Hopelink, Dixie Price and Hopelink Place.

For the HOME program monitoring, see Attachment B: HOME Report.

E. Modifications to the Action Plan

Modifications to 2005 Action Plan included a few minor changes concerning specific projects, as appropriate. The Plan also was modified to reflect funding decreases to project activities due to a lesser entitlement amount received than anticipated. Amendments to the 2005 Action Plan and to prior year Action Plans are available upon request.

F. New Consolidated Plan Developed and Adopted in 2005

For the 2005-2009 King County Consortium Consolidated Housing and Community Development Plan, King County participated in the HUD Consolidated Plan Streamlining Initiative pilot program. The two pilot project areas that we participated in were:

- Creating long-term outcomes for measuring our progress (in addition to existing short term annual outputs);
- Streamlining the Consolidated Plan and making it more user-friendly; using a self-generated format to meet the statutory guidelines.

The AHPD section led the planning process for development of the new five-year Consolidated Plan. Stakeholder input was gathered through focus groups and a survey instrument. Public input was gathered through kiosks that were placed in community agencies frequented by low- to moderate-income persons. Members of the public were able to view data about our region and to submit a ballot which indicated their opinion about the highest priority needs in their community. The participation of low- to moderate-income persons was much higher through this new method than through the “public meetings” held in the past. Additional meetings were also held with the partner jurisdictions in King County.

The new proposed plan was recommended for adoption by the King County Consortium’s Joint Recommendations Committee in August 2005, and was adopted by the Metropolitan King County Council in November 2005.

G. Certifications of Consistency with the Consolidated Plan

HCD staff review projects located in the King County Consortium for consistency with the Consolidated Plan and for consistency with the Consortium’s relocation policies, if applicable. King County staff review project applications to local funding entities, WA State funding entities, and federal funding entities: Sound Families, the Washington State Housing Finance Commission Tax Credit and Bond Programs, the Washington State Housing Trust Fund, HUD, the McKinney Continuum of Care Application, HOPWA, and Federal Home Loan Bank. HCD staff provided all project applicants whose projects were consistent with the 2005-2009 Consolidated Housing and Community Development Plan the required certification of consistency.

H. Other Measures of Progress

Because so many factors influence our region’s well-being— such as the economy, population growth, income levels, the impacts of welfare reform, and many others— King County also has a “Benchmarks Program” in place to help track the overall state of the County. Through the

Benchmarks Program, King County has set long-term goals that are consistent with federal housing and community development goals, including specific goals relating to the provision of affordable housing. The benchmarks measure how well King County is doing as a people, place, and economy, and are used to monitor our progress over time. For more information on the King County Benchmarks Program, please contact Rose Curran, Benchmark Program Manager at (206) 205-0715, or write to her at the King County Budget Department, 516 3rd Avenue, Room #420, Seattle, WA 98104.

I. Summary of Citizen Comments Received

Throughout the program year, many opportunities were provided for citizens to comment on the Consolidated Plan, its strategies, and the use of federal funds. Naturally, most comments occur in the context of community meetings held when we are establishing or refining policies or priorities that will drive the use of Consortium funds. In 2005 input was gathered through the following:

1. **Community Development Planning.** The County and Consortium Cities held two joint application workshops in March and April to provide technical assistance to interested applicants. Three additional technical assistance workshops (two rural, one urban) were offered by County staff during the first week of August. A Public Forum was held September 9th and applicants invited to present their proposals to the Sub-Region Advisory Group members. This allowed for direct communication between the applicants and the Sub-Region Advisory Group members concerning details of each project proposed. The Sub-region Advisory Group then met as one body to consider regional project activities. The members then met as sub-regions to review and finalize recommendations they made within their respective areas to finalize recommendations to the Joint Recommendations Committee (JRC). Applicants were provided a summary of the Sub-Region Advisory Group recommendations in advance of the JRC funding meeting. One agency attended the funding meeting and presented comments regarding their existing project. The JRC considered these comments and recommendations were slightly modified to meet the needs presented by the agency.
2. **Homeless Continuum of Care Planning.** Several public meetings were held in connection with developing the 2005 McKinney Continuum of Care application for Seattle-King County, and a community-based Steering Committee guided the process.
3. **Web Site Availability.** King County Housing and Community Development (HCD) offers web site access to its federal HUD grant plans and performance reporting documents at www.metrokc.gov/dchs/csd/housing. Public comments are received and responded to as well as incorporated into the Citizen Participation portion of a report. Comments for the CAPER report are directed to: Wendy DeRobbio at wendy.derobbio@metrokc.gov. All comments receive a response from a member of HCD Staff.

J. Public Input on Annual Performance Report

Public comment was invited in the preparation and review of this *2005 Consolidated Annual Performance Evaluation Report* and the Consortium sponsored a public meeting held March 15, 2006, to gather public comments on the CAPER. No written comments were received.

Attachment A: Financial Summary Information for CDBG

Attachment to HUD Form 4949.3 of 2005 CAPER

A. Program Income Received

Revolving Small Business Loans Interest	\$35,349
Housing Repair Loan Repayments	<u>\$1,197,939</u>
	\$1,233,288
Other Receivables	\$0

Attachment B

King County HOME Consortium

Summary of Activities

A. Consolidated Housing and Community Development Plan (H&CD Plan):

Overall

During 2005, the King County HOME Consortium used HOME resources including a 2005 entitlement grant of \$4,384,043 an American Dream Downpayment Initiative (ADDI) grant of \$192,962, program income of \$410,834 and prior year unallocated or recaptured HOME, ADDI or program income of \$1,071,648.

Housing Development

\$3,900,000 was allocated by the Housing Finance Program to new housing development projects consistent with Affordable Housing Objective 1, Strategy A of the H& CD Plan to *make capital funds available for the construction, acquisition or rehabilitation of good quality, new permanent affordable rental housing for low- and moderate income households*. If all of the HOME-assisted projects are completed successfully, 184 housing units will be produced.

The three rental housing projects awarded 2005 funds all involve new construction and will serve extremely low and low-income families. The King County Housing Authority's (KCHA) Greenbridge Phase I (Seola Crossing) project is part of the larger HOPE VI redevelopment of the Parklake Homes in White Center. Seola Crossing will produce 108 permanent affordable housing units of which 39 units will be HOME-assisted. Of the total project units, 31 will provide housing to households at 30% of median income, 8 will provide housing to households at 50% of median income and 69 will provide housing to households at 60% of median income. King County's \$2,000,000 investment leverages approximately \$43,000,000 in other fund sources in this project.

The second new construction project to receive \$1,300,000 in 2005 HOME funds is Vashon HouseHold's Eernisse Apartments. This project will create 26 units of much needed permanent affordable rental housing for families of on Vashon Island. Thirteen units will serve households at 30% of median income and thirteen units will serve households at 50% of median income. As a CHDO, Vashon HouseHold also received CHDO operating funds in the amount of **\$30,000** to assist with agency operations.

An additional HOME award of \$600,000 was made to one previously funded project: East Village at TALUS. St. Andrew's Housing Group's East Village project in Issaquah is a new construction project that will produce 40 units of permanent affordable housing for low-income households and 10 units of transitional housing for homeless families. Twenty-five units will serve households at 30% of median income; fifteen units will serve households at 50% of median income and ten units will serves households at 60% of median income. This project is anticipated to be complete in 2006.

Rental Rehabilitation Program

During 2005, the requirements of the Rental Rehabilitation Program using HOME funds were re-visited. **\$200,000** in 2005 HOME funds have been earmarked for the program which also meet the H&CD Plan Affordable Housing Objective 1, Strategy B to *make capital funds available to rehabilitate existing rental units for low- and moderate-income households.*

The Rental Rehabilitation Program is designed to help preserve the existing stock of affordable rental housing and keep it in safe, decent, sanitary condition. Non-profit and for-profit organizations are eligible to apply for these funds. In 2005, the program was revised into two parts, the Major Rehabilitation Program and the Minor Rehabilitation Program. The Major Rehabilitation Program is designed to assist non-profit agencies and for-profit organizations with 12 or more units. Assistance is available in the form of a zero-interest, deferred loan up to \$100,000 per agency per year to non-profits and \$35,000 per agency per year to for-profit organizations. For non-profits, loans greater than \$100,000 will be considered during our funding round. The Minor Rehabilitation Program is designed to serve for-profit organizations with less than 12 units who are in need of minor repairs. Assistance is available in the form of a zero-interest, deferred loan up to \$30,000 per year for-profit organizations. For both programs, the Borrower must agree to rent out units to tenants at or below 60% of the area median income (AMI) and rents cannot exceed the HOME 60% AMI rent limits.

The following rehabilitation priorities were established:

1. Housing which has an existing King County, State, or City investment and is under a current long-term use restriction with a lien or other security;
2. Any non-profit or King County Housing Authority-owned housing with an emergency repair need regardless of whether there is an existing King County, State, or City investment in the housing;
3. Any housing owned by a non-profit or for-profit organization with a rehabilitation need.

HOME funds have also been used consistent with H&CD Affordable Housing Objective #2, Strategy A to *make capital funds available to repair and/or improve the existing stock of homes owned by low- to moderate-income households.*

Homeowner Rehabilitation Program

Five hundred thousand dollars (**\$500,000**) of the 2005 available HOME funds was used for single-family housing rehabilitation. The rehabilitation of owner-occupied homes is part of a continuing effort to preserve the existing affordable housing stock and keep people in their homes. During the year 2005, the housing repair program completed 32 owner-occupied single-family residences, expending \$618,727 which includes projects initiated in previous years but completed in 2005. Also another \$152,098 is committed to 10 applicants where construction is underway but not completed as of 12/31/05. Other activities included marketing the programs, servicing the existing loan portfolio, and regional participation in housing rehabilitation issues.

Homeownership Programs

HOME funds are being used consistent with H&CD Affordable Housing Objective #2, Strategy B to make funds available for first-time homebuyer opportunities including education, housing counseling and downpayment assistance for low- to moderate-income households. Both

generic HOME funds as well as ADDI funds have been awarded to first-time homebuyer projects.

The Low Income Housing Institute (LIHI) received **\$950,000** in 2005 HOME funds for the Kenmore Court project in the city of Kenmore. This project will develop 33 units of affordable homes for purchase under a community land trust model. LIHI is gathering additional financing and working out the details of the land trust model.

The Washington State Housing Finance Commission in partnership with A Regional Coalition for Housing (ARCH) has received \$300,000 in prior year ADDI funds for downpayment assistance loans under the House Key Plus – ARCH Program. ADDI funds are combined with Finance Commission and local funds from East King County cities for a second mortgage of up to \$30,000 per borrower. This program, initiated in late August 2005, has closed its first home purchase by a first-time homebuyer. The program is being marketed to residents in public housing and in mobile home parks by ARCH. An additional award of \$25,000 in prior year HOME funds has been earmarked for homebuyer education and counseling for the House Key Plus- ARCH Program. Consumer Counseling Northwest, a nonprofit counseling agency, and the city of Bellevue, administrator for the House Key Plus – ARCH counseling program, will utilize the education funds to provide pre-purchase counseling to first-time borrowers who qualify for ADDI funds.

Planning and Administration

\$479,487 or 10% of the HOME and program Income funds available in 2005 were used to cover administration. Annual reports were collected and reviewed for 45 HOME-assisted projects, covering approximately 1,120 HOME-assisted units. These projects cover transitional and permanent rental housing serving low and very-low income families and individuals. (See also Section G. Monitoring & Inspections of HOME projects)

Overall, HOME funds continue to be targeted primarily to rental projects toward very low-income families and individuals whose incomes fall below 50% of area median income. Priority for housing development funds in 2005 was to create permanent rental housing serving low (50% of AMI) and very low (30% of AMI) income households. In parts of King County where market rates are equivalent to rents affordable at 50% of AMI such as South King County, HOME funds help create affordable units serving households well below this level.

B. Private Sector Participation:

Total requests for housing development funds continue to exceed the amount of funds available. As a result, King County's HOME programs rely on the participation of the private sector to leverage resources to successfully implement housing projects. This includes private lenders, tax credit or tax-exempt bond investors, and private foundations. The need to assemble a wide variety of public and private funds often results in lengthy development timelines even though our nonprofit housing organizations are well prepared to meet the complex and diverse requirements of each funding source.

The nonprofit housing development projects also leverage other public sector funds, primarily State Housing Trust Funds and Consortium city CDBG or local funds. In addition, our nonprofit sponsors partner with private development consultants, construction contractors and realtors to develop HOME-funded projects while King County's Housing Finance Program staff enlists the assistance of private sector experts in real estate and finance to help review housing project development proposals. These private sector experts serve as members of an external advisory committee.

HOME development funds are targeted to affordable permanent rental housing or the promotion of homeownership opportunities for households below 80% of median income. Local county Housing Opportunity funds and the Regional Affordable Housing Program funds serve as match for HOME projects and are targeted to families or individuals at the lowest income level and those with special housing needs. King County's Community Development Block Grant (CDBG) funds compliment the HOME Program by funding rental housing for persons with special needs as well as homeowner rehabilitation and first-time homebuyer activities, serving households up to 80% of median income.

With the receipt of ADDI funds, King County has partnered with the Washington State Housing Finance Commission (WSHFC) Homeownership Program. WSHFC works directly with mortgage lenders to offer affordable first mortgages which will be combined with ADDI-funded second mortgages for eligible first-time homebuyers.

The County's homeowner rehabilitation program also leverages private sector financing. Within the homeowner housing repair program, property owners may be offered a matching loan. The applicant pays half the cost of rehabilitation using a private loan and the other half is borrowed from King County as a zero-interest deferred payment loan. The maximum loan from the County is \$20,000. Also the new relationship with the King County Housing Authority allows many projects to leverage various weatherization funds and consolidate the construction management efforts.

C. Community Housing Development Organizations (CHDOs)

King County continues its efforts to support organizations that meet the CHDO criteria under HOME. These efforts include outreach and contacts with organizations like Common Ground that provide technical assistance to organizations interested in becoming CHDOs. King County staff informs nonprofit organizations about the advantages provided under the HOME program for CHDOs and outlines the criteria that must be met in order for an organization to receive the CHDO designation. The Consortium's HOME policies allow CHDOs to apply for and receive operating support funds to build the capacity of these agencies. The agency must demonstrate how an additional award would increase its ability to produce, own and manage affordable housing. Vashon HouseHold received a 2005 operating support award in conjunction with development of its Eernisse project.

The Housing Finance Program award to Vashon HouseHold's Eernisse project of \$1,300,000 utilized the CHDO setaside funds. This project will create 26 new permanent affordable rental housing units for extremely low and very-low income households on Vashon HouseHold.

King County continues to focus its efforts on strengthening the capacity of existing CHDOs instead of trying to develop new CHDOs, under the Consortium's policy to provide operating support. Currently, the County Consortium has seven organizations designated as CHDOs.

D. Affirmative Marketing:

King County has policies and procedures for affirmative marketing of vacant units in projects of five or more units, per 24 CFR 92.351.

King County informs the general public with a description of affirmative marketing requirements when advertising its program in legal notices and advertisements in general media throughout the County. The requirements are also set out in press releases given to general media and community newspapers throughout the County.

Owners desiring to participate in the HOME program are informed of affirmative marketing requirements in the first interview. Potential tenants are informed of the requirements when given "Notice of Right to Continue in Occupancy."

In addition, the Equal Housing Opportunity logo in all material distributed about the program.

Owners are required to display the Equal Housing Opportunity logo during rehab work, list vacancies with the King County Housing Authority, advertise vacancies through community and minority newspapers, and/or list vacancies with minority community outreach programs and housing counseling agencies.

Recordkeeping required of owners includes keeping rejected applications of potential tenants, copies of advertising of vacant units, and copies of letters listing vacant units with minority outreach groups. Sufficient records must be kept to comply with 24 CFR 508.

E. Minority Outreach:

King County has a minority outreach effort for the HOME program aimed at bringing minority- and women-owned businesses (M/WB) into participating as contractors or suppliers for renovation and construction projects. The County encourages the following practices to promote open competitive opportunities for small businesses including M/WBEs:

1. Scheduling a pre-bid or pre-solicitation conference to provide project information and to inform M/WBEs and other firms of contracting and subcontracting opportunities.
2. Placing all qualified small businesses attempting to do business in the County, including M/WBEs, on solicitation lists, and providing written notice of subcontracting opportunities to M/WBEs and all other small businesses capable of performing the work, including without limitation all businesses on any list provided by the County, in sufficient time to allow such businesses to respond to the written solicitations.
3. Breaking down total requirements into smaller tasks or quantities, where economically feasible, in order to permit maximum participation by small businesses including M/WBEs.
4. Establishing delivery schedules, where the requirements of this contract permit that encourages participation by small businesses, including M/WBEs.
5. Providing small businesses including M/WBEs that express interest with adequate and timely information about plans, specifications, and requirements of the contract.
6. Utilizing the services of available community organizations, contractor groups, local assistance offices, the County, and other organizations that provide assistance in the recruitment and placement of small businesses including M/WBEs.

The Angle Lake Senior Housing project completed during 2005, creating 79 units of permanent affordable senior housing, utilized minority and women-owned business subcontractors. These

subcontracts covered \$768,649 in HOME funds and included 8 women-owned businesses and 5 minority-owned businesses.

F. Tenant Assistance/Relocation:

1. King County prioritizes projects that don't cause the displacement of existing tenants. All recipients are made aware of the impact (both financial and staffing) that federally-required relocation procedures and payments may have. King County will only consider funding HOME projects with potential relocation if the project meets a critical housing need that outweighs the negative impact of residential and business displacement.
2. The King County Relocation Specialist monitors each HOME-assisted project to insure the timely issuance of required notices and project compliance.
3. In 2005 the remaining balance for replacement housing payments of \$21,690 was paid to the tenant displaced from the Radcliff Place Senior Housing Project, finalizing all relocation responsibilities for this project. During 2003, King County staff facilitated the relocation of one household displaced by the Multi-Service Center (MSC). MSC was awarded \$1,250,000 in HOME funds to develop Radcliffe Place Senior Housing, a 135-unit housing project located in the city of Kent, of which 81 units will be permanent affordable housing. The permanent displacement of a rental tenant living in a mobile home on one of the two acquired sites was required. The tenant temporarily relocated with a family member and MCS paid for moving and storage of all personal items. In 2004 the tenant secured permanent rental housing and was paid his first replacement housing installment of \$8,676. Replacement housing payments totaled \$30,366. MSC additionally paid \$6,153 for moving and storage cost incurred.

Downtown Action to Save Housing (DASH) was awarded \$935,000 in 2003 HOME funds to acquire and rehabilitate a 65-unit apartment complex in the city of Kirkland. DASH will be creating 60 units of permanent affordable housing including three special needs units. DASH hired a consultant to assist in the relocation of tenants. Seven households were permanently displaced. Replacement housing payments and moving costs totaled \$25,892.25. Two households did not file claims within 18 months of displacement and forfeited benefits. DASH's relocation consultant provided written documentation to these tenants of pending claim deadlines. All relocation responsibilities were completed for this project in 2005.

King County Housing Authority was awarded \$1,000,000 of 2004 and \$1,000,000 of 2005 HOME funds for the demolition and revitalization of Park Lake Homes (HOPE VI). This project is being renamed Seola Crossing and will be creating 108 units of affordable housing in Phase I. The permanent displacement of tenants at this site was triggered by the HOPE VI funds and is being monitored by HUD. King County Housing Finance Program submitted a one to one replacement housing plan to the local HUD office and received a letter of approval in 2005.

Multi-Service Center (MSC) was awarded \$858,890 of 2004 HOME funds and received a conditional commitment of an additional \$650,000 of 2006 HOME funds for the acquisition and rehabilitation of an 85-unit apartment complex called Garden Park II Apartments in the city of Federal Way. MSC received all the needed funding this year to proceed with acquisition and rehab of this project.

General Information Notices were issued to tenants in 2003, at which time it was anticipated that eight households might be permanently displaced from this project. Due to natural attrition and the condition of the project, it is now anticipated that as few as two original tenants maybe permanently displaced. Rehab of the housing and displacement of tenants will be occurring in 2006.

4. The steps taken by the developer's relocation agent to coordinate the provision of housing assistance and the delivery of special services to those occupants displaced include:
 - a. Identifying any special needs during the interview process.
 - b. Keeping the occupant informed of project progress.
 - c. Identifying comparable housing.
 - d. Taking the displaced person to inspect the comparable housing.
 - e. Completing claim forms.
 - f. Coordinating the move.
 - g. Assisting the occupants in any way possible.

Tenants, who are not displaced, are kept informed of project progress. Tenants are assisted if temporary relocation is needed and rents are monitored upon completion for compliance with the Uniform Relocation Act.

G. Monitoring & Inspections of HOME projects

A joint inspection tool, based on the HUD Real Estate Assessment Center (REAC) Physical Assessment Sub-system was developed by the public funders and visits to properties are currently coordinated between funders to minimize the burden of "multiple visits" to the same property over the course of a year. Schedules between public funders are coordinated for jointly funded projects.

On-site inspections for King County HOME funded projects:

- 156 HOME-assisted units were inspected during 2005.
- 76 units had no documented deficiencies
- 80 units had a wide range of documented deficiencies per the Uniform Physical Conditions Standards used. Insufficient clearance of baseboard heaters, and inoperable or missing GFCI outlets were the most common health and safety discrepancies.
- 2 post-abatement inspections were required.

King County and other participating public funders continue to use a combined annual report form. Owners of publicly-funded affordable housing are required to submit this report. In addition to demographic and compliance information on tenant occupants of the housing, the report also collects critical year-end operating and reserve information to help property owners and funders identify potential issues in advance of problems. The data allows staff to provide technical assistance to property owners in a timely manner.

During 2006 King County is participating with the State and other public funders to develop a web-based combined funders annual report. This would eliminate a lot of redundancy in reporting by the contractors and the burdensome editing process when reports are filed. Although King County is one of the few funders to accept electronic filing of the reports, extensive editing is still required before summaries of the data can be generated for performance reporting.

Development of the HCD Program's consolidated database has experienced delays due to changes in the King County Consortium structure that impact the design of the database. When the database is fully functional it will allow us to respond to internal and external requests for information on our federally funded activities, including those housing activities that receive HOME funds.

Attachment C: Tables 4 - 17

Households Assisted with Housing

In 2005, at least 5,240 low- and moderate-income households in the King County Consortium were assisted with affordable housing. As shown in Tables 4 and 5, they included families and individuals who are homeowners, renters, homeless people, and people with special needs. Most had incomes below 30 percent of the median. Types of assistance provided include subsidized permanent and transitional housing units, emergency shelter, home repair (both renter and owner occupied), and preservation of mobile home parks.

Table 4: Households Assisted by Type, 2005

<i>Type of Household Assisted</i>	<i>Number</i>	<i>Percent</i>
Households	3,303	63%
Single Individual Households	1,937	37%
Total Households Assisted	5,240	100%

**Table 5: Households Assisted With Housing by Income Level, 2005
(HOME, CDBG, and ESG only)**

<i>Income Level % of median income</i>	<i>Home Owners</i>	<i>Renters</i>	<i>Homeless</i>	<i>Total</i>	<i>Percent</i>
0 – 30% of median	311	2,103	813	3,227	62%
31% to 50%	258	1,092	101	1,451	28%
51% to 80%	172	294	13	479	9%
81%+	20	30	1	51	1%
Unknown	0	0	32	32	0%
Total	761	3,519	960	5,240	100%

Note: “Home owner” category is primarily households served through home repair programs, preservation of mobile home park projects and opportunities for first time home buyers; “Homeless” includes persons served in shelters and transitional housing as well as those making the transition to permanent housing. An additional 2,588 Households were served by units produced with King County local funding. This includes 2,458 renters, and 130 owner households consisting of individual families.

Table 6: Goals for the average number of renter households to be served annually in completed housing units, by household type and income:

<i>Type of Household</i>	<i>At or Below 30% of Area Median Income (AMI)</i>	<i>31% to 50% of AMIs</i>	<i>51% to 60% of AMI</i>	<i>61% to 80% of AMI</i>
Small Related Households (2-4 persons)	120 High Need	52 High Need	0 Medium Need	22 Low Need
Large Related Households (5+ persons)	11 High Need	15 High Need	0 Medium Need	4 Low Need
Elderly Households	39 High Need	42 High Need	2 Medium Need	0 Low Need
Households with Special Needs	369 High Need	11 High Need	1 Medium Need	4 Low Need
All Other Households	0 High Need	0 High Need	0 Medium Need	0 Low Need
Total Renter Households Served Annual Goal = 500	539	120	3	34

Table 7: Homeless Households and Individuals Served in Shelters and Transitional Housing, 2005 (ESG and CDBG funds only)

	<i>Households Served</i>	<i>Individuals Served</i>	<i>Individuals Turned Away</i>
Emergency Shelter	938	1,961	26,993
Total	938	1,961	26,993

Source: Client profile reports submitted by shelter programs, calendar year 2005. Includes only those programs receiving CDBG and/or ESG funds. Counts may include duplication.

Table 8: Production Summary: 2005 Allocations By King County Consortium ⁵

<i>Housing type</i>	<i>Units</i>	<i>% of total</i>
Permanent housing	820	100%
Transitional housing	0	0%
Emergency housing	0	0%
Total	820	100%

<i>Type of household to be served</i>	<i>Units</i>	<i>% of total</i>
Family units	459	56%
Individual units	0	0%
Special needs units	361	44%
Total	820	100%

<i>Income level</i>	<i>Units</i>	<i>% of total</i>
Affordable to 0-30% of median income:	403	49%
Affordable to 31-50% of median income:	165	20%
Affordable to 51-80% of median income:	252	31%
Total Units	820	100%

⁵ Includes HOME, CDBG County and Small Cities housing set-aside, the King County Housing Opportunity Fund and Pass-through Cities CDBG allocations.

Table 9: Housing Allocations by Objectives, 2005

<i>Objectives (not in priority order)</i>	<i>2005 Housing-Related Project Allocations from HOME, CDBG</i>
#1 – Preserve and expand the supply of affordable rental housing available to low- and moderate-income households, including households with special needs	\$4,100,000
#2 – Preserve the housing of low- to moderate-income home owners, and provide programs for low- and moderate-income households that are prepared to become first-time home owners	\$1,450,000
#3 – King County will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing and increase access to housing, and to housing programs and services for low- to moderate-income households. King County staff may work with Consortium city staff and community stakeholder agencies on these fair housing strategies. These strategies do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion	\$14,200
Total	\$5,564,200

Public Services**Table 10: Number of Persons Served in Public Services, 2005***

<i>Priority Need Category</i>	<i>Actual Number of Persons Served</i>
Senior Services	8053
Transportation Services for Seniors	2073
Child Care Services	193
Basic Needs – Emergency Assistance	20,882
Distribution of Food products to Food Banks	38,038
Employment Training	500
Health Care Services	1964
Domestic Violence Services	42
Other (Multi-service activities to youth, seniors and families)	1480
Total	73,225

*Does not include emergency shelter, homeless prevention or other housing services; please refer to Housing Accomplishments, above, for services to homeless.

Public Improvements

Table 11: Number of Active Public Improvements Projects, 2005

<i>Priority Need Category</i>	<i>Actual Number of Projects Assisted</i>	<i>Actual Number of Projects Completed</i>
Water/Sewer Improvements	4	1
Street Improvements	4	2
Sidewalk Improvements	3	1
ADA Accessibility - Infrastructure	2	0
Parks/Recreational Facilities	6	2
Total	19	6

Community Facilities**Table 12: Number of Active Community Facility (including acquisition, rehabilitation and new construction) Projects, 2005**

<i>Priority Need Category</i>	<i>Actual Number of Projects Assisted</i>	<i>Actual Number of Projects Completed</i>
Senior Centers	1	
Handicapped Centers		
Youth Centers	1	1
Neighborhood Centers (Food Banks, Substance Abuse Treatment Facilities, Social Service Centers)	5	2
Health Facilities		
Historic Preservation		
Accessibility – Community Facilities		
Total	7	3

Economic Development

Table 13: Number of Businesses and Persons Assisted in Economic Development Activities, 2005

<i>Priority Need Category</i>	<i># of Businesses Assisted</i>	<i># of Persons/ Households Assisted</i>	<i># of Jobs Created /Retained</i>	<i>% of Jobs Assisted</i>
Micro-Enterprise	43	43	0	100%
Other Business	21	159	159	100%
Nonprofit Organizations (CBDO)	0	260	66	N/A
Total	64	462	225	100%

Table 14: Projects/Units Rehabilitated with CDBG Funds Completed in 2005

<i>Year Funded</i>	<i>Project</i>	<i>Units Completed</i>	<i>CDBG Funds</i>	<i>Other Funds</i>
2002	Children's Therapy Center	1	\$295,031	\$2,199,750
2003	Casa Juanita	80	\$20,000	\$1,478,474
2005 and prior years	Housing Repair	506 units	\$1,213,403	\$96,025
TOTAL		587	\$1,528,434	\$3,774,249

Table 15. CDBG Projects which meet the Nature/Location Benefit Criteria, 2005

The following table shows 2005 funded CDBG projects which benefited a limited clientele, at least 51% of whom were low- and moderate-income, as determined by the nature and location of the services offered.

<i>Project Number</i>	<i>Project Title</i>	<i>Nature/Location</i>	<i>Funds Awarded</i>
C05015	Food Lifeline Food Distribution Support	This project procures and distributes food and other essentials to food banks that provide food to low- and moderate-income persons.	\$25,888
C05308	Redmond Hopelink Emergency Services Support	This project provides emergency food to low- and moderate-income persons.	\$33,174
C05703	SeaTac Des Moines Area Food Bank	This project provides emergency food to low- and moderate-income persons.	\$17,795
C05707	SeaTac Emergency Feeding Program	This project provides emergency food to low- and moderate-income persons.	\$12,182
C05865	Renton Emergency Feeding Program	This project provides emergency food to low- and moderate-income persons.	\$12,318
C05886	Burien New Futures Youth & Family Support	This project provides child and family support services at a low-income housing complex. Families are referred to the housing from the state and other programs that have eligibility requirements which meet the HUD income guidelines for low- and moderate-income.	\$18,569
Total			\$119,926

Table 16: Non-Housing Community Development Allocations by Objectives, 2005

<i>Objectives (not in priority order)</i>	
<i>Goal: Suitable Living Environment</i>	<i>CDBG Allocations</i>
#1 - Improve the ability of health and human service agencies to serve our low- to moderate-income residents effectively and efficiently.	\$2,388,365
#2 – Improve the living environment in low- and moderate-income neighborhoods/communities in accordance with jurisdictions’ adopted Comprehensive Plans and the Countywide Planning Policies.	\$1,579,236
#3 – Expand economic opportunities for low- to moderate-income persons.	\$253,310
Total	\$4,220,911

**Table 17: Households and Individuals Served by Race/Ethnic Group in King County
Outside Seattle (CDBG, HOME, and ESG funds), 2005**

Race/Ethnic Group	Persons		Households		Percent Served (less unknown)	Overall Population of Consortium (2000 Census)
	Total Persons	# Hispanic	Total Household	# Hispanic		
White	115,908	15,509	3,697	479	72.35%	78.5%
Black/African American	21,057	76	759	22	11.72%	4%
Asian	5,915	6	401	12	3.39%	10%
American Indian/Alaskan Native	3,526	179	82	11	2.03%	.9%
Native Hawaiian/Other Pacific Isl.	4,166	2	65	1	2.26%	.50%
American Indian/Alaskan Native & White*	334	3	22	1	.19%	<i>Persons of two or more races: 4%</i>
Asian & White*	120	0	7	0	.41%	
Black/African American & White*	554	90	32	0	.36%	
Am. Indian/Alaskan Native & Black/African American*	345	88	13	0	.24%	
Other Multi-Racial*	10,745	2,258	335	133	7.21%	<i>Other Race:3%</i>
Total Persons/Households	162,670	18,211	5,413	659	100%	100%

*Race/Ethnic data collected through federal programs is not directly comparable to census data. These groups can only be compared with the census data "Two or More Races" category and "Some Other Race" category.

*For capital development projects, the ethnicity is reported for head of household and not individuals in the household. Therefore, numbers counted in households not persons.

Attachment D: Project Activity Performance Report